

Judicial Impact Fiscal Note

Bill Number: 2114 S HB	Title: Residential tenants	Agency: 055-Administrative Office of the Courts
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Part I: Estimates

No Fiscal Impact

Estimated Cash Receipts to:

NONE

Estimated Expenditures from:

STATE	FY 2024	FY 2025	2023-25	2025-27	2027-29
State FTE Staff Years					
Account					
General Fund-State 001-1	2,452		2,452		
State Subtotal \$	2,452		2,452		
COUNTY	FY 2024	FY 2025	2023-25	2025-27	2027-29
County FTE Staff Years					
Account					
Local - Counties					
Counties Subtotal \$					
CITY	FY 2024	FY 2025	2023-25	2025-27	2027-29
City FTE Staff Years					
Account					
Local - Cities					
Cities Subtotal \$					

Estimated Capital Budget Impact:

NONE

The revenue and expenditure estimates on this page represent the most likely fiscal impact. Responsibility for expenditures may be subject to the provisions of RCW 43.135.060.

Check applicable boxes and follow corresponding instructions:

- If fiscal impact is greater than \$50,000 per fiscal year in the current biennium or in subsequent biennia, complete entire fiscal note for Parts I-V.
- If fiscal impact is less than \$50,000 per fiscal year in the current biennium or in subsequent biennia, complete this page only (Part I).
- Capital budget impact, complete Part IV.

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OFM Review:	Phone:	Date:

194,772.00

Form FN (Rev 1/00)

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Part II: Narrative Explanation

II. A - Brief Description Of What The Measure Does That Has Fiscal Impact on the Courts

This substitute bill retains the same Administrative Office of the Courts and court impacts as the original bill but adds no more.

Section 101 (1) (b)

This section raises the cap on the amount by which landlords can raise rents in any given 12-month period from 5 to 7%.

Section 101 (3)

This section removes term permitting tenants to break their lease upon receipt of notice of the landlord's intent to raise the rate by 3% or more within a 12-month period, but allows them to do so if the increase exceeds amount allowed by bill unless the landlord qualifies for exemption.

Section 102 (1) (b)

This section modifies the rent increase cap exemption (RICE) for certain public/non-profit properties to require they be owned instead of just operated by involved entity.

Section 102 (1) (c)-(e)

This section adds RICE for certain living situations where the owner is also a resident of the property.

Section 103 (2) and Section 107 (3)

These sections exempt the annual rent increase notice and limit on deposits for certain subsidized properties/tenancies.

Section 108 (2)

This section changes the late fee cap from \$10 to 1.5% of the total monthly rent.

Section 302

This section adds a null and void clause if the bill is not funded by June 30, 2024.

II. B - Cash Receipts Impact

None

II. C - Expenditures

AOC Fiscal Impact

Updates to the Courts of Limited Jurisdiction Civil Procedure Bench Book and the court manual are required to incorporate the changes under this bill. These changes are expected to take a SR Legal Analyst 30-40 hours.

IMPACT ON COUNTIES (Superior and/or District Courts)

Neither the superior court or district court business processes in place are expected to change under the provisions of this bill.

There may be a slight increase in civil case filings under the provisions of this bill. However, any increase is assumed to be minimal.

Part III: Expenditure Detail

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Part III: Expenditure Detail

III. A - Expenditure By Object or Purpose (State)

<i>State</i>	FY 2024	FY 2025	2023-25	2025-27	2027-29
FTE Staff Years					
Salaries and Wages	2,452		2,452		
Employee Benefits					
Professional Service Contracts					
Goods and Other Services					
Travel					
Capital Outlays					
Inter Agency/Fund Transfers					
Grants, Benefits & Client Services					
Debt Service					
Interagency Reimbursements					
Intra-Agency Reimbursements					
Total \$	2,452		2,452		

III. B - Expenditure By Object or Purpose (County)

NONE

III. C - Expenditure By Object or Purpose (City)

NONE

III. D - FTE Detail

NONE

III. E - Expenditures By Program (optional)

NONE

Part IV: Capital Budget Impact

IV. A - Capital Budget Expenditures

NONE

IV. B1 - Expenditures by Object Or Purpose (State)

NONE

IV. B2 - Expenditures by Object Or Purpose (County)

NONE

IV. B3 - Expenditures by Object Or Purpose (City)

NONE

IV. C - Capital Budget Breakout

Acquisition and construction costs not reflected elsewhere on the fiscal note and description of potential financing methods.

NONE

194,772.00

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