

WLTA								
Bill #	Abbrev. Title	Status	Position	Priority	Reviewer	NOTES		
HB 2140	Exempting land classified under current use that is sold or transferred to a governmental entity from additional tax in certain circumstances.	H -Prefile	Neutral	Low	JP			
SB 5884	Expanding the limited sales and use tax incentive program to encourage redevelopment of underutilized property.	S -Prefile	Neutral	Low	JP			
HB 2153	Prohibiting homebuyers from receiving multiple state-funded down payment assistance loans or grants.	H -Prefile	Neutral	Low	JP			
HB 2154	Concerning land ownership by conservation districts.	H -Prefile	Neutral	Low	JP			
HB 2158	Concerning electronic notarial acts.	H -Prefile	Neutral	Low	JP			
HB 2227	Providing a real estate excise tax exemption for the sale of qualified affordable housing.	H -Prefile	Neutral	Low	SH			
SB 5929	Exempting assignments or substitutions of previously recorded deeds of trust from the document recording fee and the covenant homeownership program assessment.	S -Prefile	Support		Lindsay	Exempting assignments or substitutions of previously recorded deeds of trust from the document recording fee and the covenant homeownership program assessment. Amend RCW 36.22.185 and RCW 36.22.250 to carve out exception for these documents.		
HB 2193	Concerning the mortgage lending fraud prosecution account. (companion to SB 5109)	H -Prefile	Monitor	Blank	Lindsay	Recommend WLTA Monitor - ALTA is monitoring		
SB 5109	Companion to HB 2193	S -Prefile	Monitor	Blank	Lindsay	Recommend WLTA Monitor - ALTA is monitoring		
EHB 1191	Manufactured home titles		Neutral					
SB 5037	Uniform custodial trust act		Neutral					
ESSB 5167	Operating budget		Neutral					
SSB 5314	Capital gains tax		Neutral					
HB 1197	Operating budget, supp.		Under Review					
SHB 1198	Operating budget		Under Review					
SB 5166	Operating budget, supp.		Under Review					
HB 2376	Property tax		Support	Low	Lindsay	Tax relief for retired persons. Not a title issue.		
SB 5929	Deed of trust assignment/fee		Support		Chris R / Lindsay	Exempting assignments or substitutions of previously recorded deeds of trust from the document recording fee and the covenant homeownership program assessment. Amend RCW 36.22.185 and RCW 36.22.250 to carve out exception for these documents.		
SB 5980	Live presentations/sales tax		Support	Monitor	Craig	Exempting from Retail sales and use tax collection Live presentations including, but not limited to, lectures, seminars, workshops, or courses where participants attend either in-person or via the internet or telecommunications equipment that allows audience members and the presenter or instructor to give, receive, and discuss information with each other in real time. Craig has signed up for alerts to watch for any scheduled hearings.		
SB 5998	Operating budget, supp.		Neutral	Low	Craig	Updates and Modifications to the 2025-2027 budget		
HB 2289	Operating budget, supp.		Neutral	Low	Craig	Updates and Modifications to the 2025-2027 budget		
SB 6027	Affordable housing funding		Neutral	Low	Craig	Expanding where Aff. Housing funds can be used		
SB 6054	Wildfire home hardening/CICs		Neutral	Low	Craig	Restricting Associations from prohibiting materials that have fire resistance		
HB 2266	Supportive & emerg. housing		Neutral	Low	Sean	Affects local government permitting only. No direct effect on title industry, land title records system, or real property law. Various forms of transitional or emergency housing will have to be allowed in all zones other than industrial. Applies to cities and counties subject to Chapter 36.70A RCW (Growth Management Act) and cities subject to Chapters 35.21 and 35.21A RCW. The permitting standards applied to the specified housing types must match those applied to residential housing in general. Does not override private CC&Rs which may limit such housing or impose more onerous requirements than a typical residence might face. Assigned to Housing Committee. Hearing not yet scheduled.		
HB 2590	Exempting limited equity cooperatives from the Washington uniform common interest ownership act		Neutral		George	No negative impact on title or escrow practices		
HB 2294	Use restrictions/food, med.		Monitor		Gerry / Lindsay	Prohibiting negative use restrictions on real property that have the effect of limiting consumer access to food and medicine. Adds a new section making use restrictions void and unenforceable if they prohibit a grocery store or pharmacy. Worth monitoring but no position needs to be taken. LD		
HB 1500	Concerning resale certificates for units in common interest communities		Neutral		George	No negative impact on title or escrow practices. The bill amends how the CIC resale certificate is prepared and the cost to the buyer		

SB 5938	Foreclosure prevention fee		Neutral		Chris R	This Bill adds some clarity to the language of the \$80 foreclosure prevention fee. It generally favors consumers by stabilizing and expanding foreclosure-prevention infrastructure, and is broadly neutral-to-modestly positive for most title insurance providers and escrow agents, with some added administrative burden.
HB 2559	Providing a local government option for the funding of essential affordable housing programs		Neutral		Craig	Bill allows for taxing body to collect additional taxes on short term rentals - a lodging tax
SB 6104	Protecting agriculture		Neutral		Craig	Bill would require Agricultural Impact Statements when land decisions or regulatory actions are contemplated. Mitigation of negative impacts would also be mandated by the law. This bill will not affect title insurers or agents in the course of doing business.
SB 6091	Prohibiting real estate brokers from marketing residential properties to an exclusive group of prospective buyers or real estate brokers		Neutral		Chris / Craig	SB 6091 (2026) is part of Washington's continued effort to refine transparency and fairness in real estate brokerage and housing discrimination laws. While much of the bill updates formatting and disclosure standards, it also codifies some meaningful shifts in how brokers operate and how property transactions are conducted. <ul style="list-style-type: none"> <li>Title insurers may need to strengthen internal protocols to avoid any appearance of discrimination in title or escrow services under RCW 49.60.222(1)(i).</li> </ul>
HB 2445	Ending probates for profit		Neutral		Chris / Craig / Lori	<p>This Bill will benefit our industry by adding guardrails to the appointment of Personal Representatives. I'm sure that it resulted from high-profile cases as the one noted in the article linked below. <a href="file:///C:/Users/crollins/OneDrive%20-%20Stewart%20Title/Documents/Tacoma%20man%20on%20the%20run%20in%20%E2%80%98probate%20for%20profit%E2%80%99%20scheme,%20AC%E2%80%99s%20office%20says%20_%20The%20Seattle%20Times.html">file:///C:/Users/crollins/OneDrive%20-%20Stewart%20Title/Documents/Tacoma%20man%20on%20the%20run%20in%20%E2%80%98probate%20for%20profit%E2%80%99%20scheme,%20AC%E2%80%99s%20office%20says%20_%20The%20Seattle%20Times.html</a></p> <p>I recommend taking a neutral stance and monitoring the Bill.</p> <p>Washington HB 2445 is a broad "ending probates for profit" bill aimed at preventing third-party profiteering from estates and tightening controls on personal representatives; it creates meaningful consumer protections but also adds complexity, timelines, and potential friction points that will matter to both consumers and title insurers.</p> <ul style="list-style-type: none"> <li>The bill is aimed squarely at schemes where a "professional" PR takes over a stranger's estate, sells dozens of properties, and leaves heirs with little or nothing; those schemes produce messy title histories and later litigation.</li> </ul>
HB 2354	Common interest communities		Neutral		Megan	This bill primarily prevents owner's associations from imposing unreasonable restrictions on EV charging stations and heat pumps. There is also a provision that updates some of the RCW sections that are focused on unit owner rights. I do not see any title specific issues. Recommend we are neutral on this bill.
HB 2359	Affordable housing funding		Neutral		Megan	This bill primarily modifies the framework for financing affordable housing when using tax revenue. I do not see any title specific issues. Recommend we are neutral on this bill.
SB 6211	Creating uniformity for the process by which cities planning under the growth management act implement real estate excise taxes		Neutral		Ben	Interesting consideration to local city / county ability to impose additional local REET. I do not see any material interest as Title Company operations.
SB 6216	Updating timber sale process efficiencies and adopting consistent language for the department's land sales		Neutral		Ben	Public timber sale notices - no apparent title implications
HB 2304	Condominium warranties		Neutral		Lindsay	
HB 2419 / SB 6133	Concerning participation in the address confidentiality program by administrative law judges and staff employed by the office of administrative hearings		Neutral		Lindsay	Relating to participation in the address confidentiality program by administrative law judges and staff employed by the office of administrative hearings. Amends RCW 40.24.030 to add persons appointed to positions under RCW 34.12.030 who are targets for threats (as defined) and any person residing with them. No change to substance of program. I do not make any recommendations to WLTA for action.

HB 2375	Real estate disclosure form		Neutral		Lindsay	Revising the real estate seller disclosure notice to reflect changes in the pollution liability insurance agency's home heating oil tank insurance program. Amends RCW 64.06.090 to add a statement regarding use of an oil tank for heating and providing information regarding remediation assistance. The Washington State Pollution Liability Insurance Agency (PLIA) is the entity that provides this assistance. This change is intended to reflect updates to the PLIA's home heating oil tank insurance program and will apply to property sales occurring on or after January 1, 2027. This is not a title or escrow issue and I do not make any recommendations to WLTA for action.
HB 2118	Concerning common interest community restrictions.	H Housing	Neutral		George	Relates to exemption of applicability of certain portions of CCRs (enacted after unit/lot owner acquired title & not consented to by that unit owner). Thus, underwriters will want to review concerning underwriting standards when issuing CCR violations coverage (e.g. ALTA 4, 5 & 9 series) because of potential attempts by HOA to enforce & unit/lot owners resistance to enforcement.
HB 2333	Political violence		Under Review		Megan	WLTA should recommend modifications to the language in this bill. There should be an exception for (narrowly) our industry or (broadly) for "financial institutions". The federal law upon which most of these state redaction bills are based on (Daniel's Law) provides such an exception. That exception is for "financial institutions" as defined under the Gramm-Leach-Bliley Act (GBLA). Insurance companies are covered by that exception which means we would get unredacted access to the records described in the bill. Some legislators might be more comfortable being consistent with the federal law so even though the broad exception extends beyond our industry, it would probably be more persuasive. It is worth noting that federal records, such as social security or IRS records, are not publicly accessible but there is still an exception for financial institutions. State real estate records by definition are public records, and in fact the sole purpose for them are to provide public notice, so it seems the exception is appropriate here as well.
HB 2487 / SB 5949	Concerning taxes imposed on insurers operating within the state		Under Review		Craig	All – The bills appear to address a loophole on an exemption tied to Business and Occupation taxes for taxes already paid on Premiums collected. I am too far removed from the tax compliance side to understand what impacts these companion bills may have on title agents and title insurers who also have direct operations. I would appreciate more eyes reviewing before we decide WLTA's position. Attached are both bills, but I am confident they are identical.
HB 2611	Reducing the standard workweek from 40 hours to 32 hours		Under Review		Craig	I suspect our members, as owners of businesses, will have strong feelings about having to pay overtime for workers who work more than 32 hours in a week. A hearing is scheduled for tomorrow (1/27) at 10:30 am in Labor and Workplace Standards. I defer to the group on how to categorize this bill
SB 6214	Establishing land banking authorities		Under Review		Ben	Probably should have a legal eye review and ponder this one a bit. Land Bank organization and requirements being further defined. Page 6, lines 10-16 specify language in any conveyance deed. I assume we can / would need to carve out specific exceptions to these and generally the underlying interest created by this bill. Page 6, line 32 seems to keep any previously insured properties out of changes. Page 7 and 8- Sec 9- If selling / transferring tax foreclosed land ever got traction I can imagine this would be a hot spot as we absolutely would be ask to insure these projects (grant money requirements, financing....) Page 12- Lines 11-14- a first right of refusal that Escrow will need to navigate, and other exception or requirement on title commitments. AND approve any financing?! I can only imagine...
HB 2576	Concerning the address confidentiality program		Under Review		Sean	
HB 2236	Housing finance commission		Under Review		Michelle	
HB 2265	Extreme heat/tenants		Under Review		Michelle	
HB 2646	Mitigating disputes between unit owners and unit owners associations under the Washington uniform common interest ownership act					
HB 2621	Concerning property; tax reform					
HB 2624	Clarifying consumer protections regarding unsolicited real estate transactions for public purposes or by nonprofit land conservancies					
HB 2638	Creating a property tax exemption for surviving spouses or domestic partners of officers and firefighters who have died from duty-related injury or disease					
HB 2701	Concerning land use development					
HB 2702	Increasing the short plat threshold					

