

AIA Washington Council Legislative Priorities - 2020

PRACTICE

Condos/HOA

- Support Washington State Community Association Institute amendments to RCW 64.90.075 – improves condo & HOA law to simplify owner opt-in procedures and modernize prior statutes. Read a full description [here](#).
- Oppose Master Builders of King/Snohomish proposal for WUCOIA technical changes (not currently drafted)

Contracting

- Oppose HB 1521 (Dolan), government contracting unless A&E is fully exempted
- Oppose [HB 1744](#) (Hudgins/Hunt), computer verification software for state contracts.
- Oppose HB 1321 (Wylie), requires naming of WSDOT project subs; follow ACEC's lead
- Oppose [SB 5457](#) (Keiser/Ormsby), requires bid documents for public works projects over \$1 million to include names of all subcontractors
 - Oppose via AELC

Codes

- Strongly oppose SB 5634 (Brown/BIAW) to lengthen the building code cycle
 - Will not move with Dem control; Brown meet with AIA members and said she is not tied to this – “the builders came to me”.
- Support SB 5557 (Lias), seismic risk reduction – if the bill moves

TAX/EDUCATION/CAPITAL BUDGET

Tax

- Potential hole from B&O tax adjustments (state is getting less income)
- Capital gains – we are interested in any proposal but the devil is in the details

School funding

- Support bills to reduce the voter threshold for school bonds (constitutional amendment)
 - 50%: [SJR 8201](#) (Wellman/Stonier)
 - 55%: [SJR 8202](#) (Mullet)
 - Get school district bond stats
- Support push for funding increases for K-12
- Support funding reform – reach out to new people at OSPI

- Get an architect on OSPI's committee to address funding
- Look at exempting school districts from sales and use tax on construction (impacts to capital budget)

School safety

- Participate in the statewide advisory group
- Get legislative language from AIA National

CLIMATE

- Champion C-PACER - [HB 1796](#) (Duerr, Salomon), financing mechanism for deep climate/seismic retrofits; needed to implement 1257.
 - Work with Shift Zero
 - Good bill because it doesn't require public money
- Shape/support Doglio's embodied carbon legislation (draft only), EPDs for state-funded projects.
- Study any cap & trade proposals (Carlyle – "cap & invest").
- Support further restrictions on HFCs in refrigerants (unlikely for 2019; code issue?).
- Soft support for [HB 1110](#) (Fitzgibbon), low carbon fuel standard. Not in our wheelhouse.
 - Dems will put great emphasis on this; may restrict work on other bills.
- Electric Transportation – monitor/support
- Budget priorities (will be severely impact by 976):
 - Code officials training (Doglio - residential)
 - No current state funding (WSU program funded by NEEA)
 - Need sustainable source of funding.
 - Clean Energy Fund
 - Advocate for research, development, demonstration of advanced/low carbon building design and performance.

Non-legislative

- 1257 rulemaking (Commerce) – ongoing

LIVABILITY & AFFORDABILITY

Top priorities

- Strongly support potential Oregon legislation to require duplexes/triplexes in certain cities.

- Support extension of HB 1923 (Fitzgibbon) – longer period for SEPA changes and more mandates, financing.
- Support density near transit
 - SB 5424 (Palumbo), minimum density/TOD Sound Transit
- Support state pre-emption of local gov't. regulations on accessory dwelling units (ADUs) – HB1797/[SB 5812](#) (Gregerson, Palumbo)
- Support SB 5769 (Palumbo), GMA minimum density & density around public amenities
- Support SB 5440 (Palumbo), increasing housing production; preserving low-income housing; data & accountability.
- Support HB 1745 (Ryu), preserving naturally occurring affordable housing.
- Support HB 1921 (Frame), progressive REET.
- Support a permanent funding source for the Housing Trust Fund (likely 2021).