



WASHINGTON

*+ signs below represent
a positive impact from a
developers perspective*

A. Rent control – [HB 1217](#) – likely the biggest news in real estate

1. Capped 7% + CPI plus hard cap of 10%. No rent increases in the first year
2. Builders sought 20-year exemption for new construction to allow financing
 - Legislature granted only 12 years
 - As a result, financiers have already abandoned multi-family construction
3. + Requires city to reduce certain impact fees by 50%

B. Transportation

1. 6 cents/gal gas tax
2. Fees and taxes on tires is increasing
3. GVW tax increase

C. Employment and labor

1. + [SHB 1121](#) – increase working hours for CTE employees so they can work the same number of hours during the school year as during vacation
2. + [ESHB 1533](#) - electrical apprenticeship programs expansion
3. + [SSB 5265](#) – expands and recognizes electrical inspector licensing from other states
4. + [HB 5041](#) – unemployment for striking workers up to 6 weeks
5. [HB 1213](#) – paid family medical leave (FMLA) expansion bill
 - If less than 50 employees have to hold job while employee is out on leave (Job protection)
 - + New grant to help pay costs of keeping a position available - \$3k - not competitive
 - + Eliminates stacking FMLA (fed 12 weeks) and state (12 weeks)
6. [HB 1875](#) - expanded paid sick leave to cover employees who miss work to deal with immigration issues
7. [HB 1308](#) - Employers must provide a copy of an employee file in 21 days or less - it also creates a private right of action if an employer doesn't comply

8. + [SB 5408](#) – deleted private right of action to enforce the 2023 Equal Pay Transparency Act requirement to provide a pay range with every new job posting
 - + Eliminates third-party scraping = not liable for others who repost job listings without employer approval
 - + Receive notice of deficiency & correct it in 5 biz days = no penalty or liability

D. Land Use

1. + [ESB 5471](#) – allows middle-housing in all urban growth areas in county single-family zoned lots – OR has a similar bill
2. + [HB 1757](#) – prohibits local government from requiring a change of use permit for converting buildings to residential uses and exempts portions of that building from energy code upgrades
3. + [E2SHB1096](#) - Requires cities to establish an admin lot split approval process that can run concurrently with a residential building permit application

OREGON

A. Land Use

1. + [SB 974 A-Engrossed](#) – would require local governments or special districts to complete a final review of final engineering plans for residential development within 90 days
2. + [SB 75 A-Engrossed](#) – would remove wildfire hazard protection requirements for developing accessory dwelling units in rural residential zones or replacement dwellings on resource lands
3. + [HB 3505 A-Engrossed](#) – would prohibit local governments from imposing or increasing system development charges for the installation of a National Fire Protection Association 13D residential fire sprinkler system or for the increase in capacity of the system's water meter over the capacity of the water meter that would otherwise be required

B. Building permits

1. + [HB 3746 A-Engrossed](#) – would reduce the statute of limitations for construction defect actions for units in a planned community or condominium

C. Empowering Agencies

1. Shorelines

- [SB 504 A-Engrossed](#) – would require the Land Conservation and Development Commission to adopt rules by January 1, 2028, to provide guidance on nonstructural nature-based solutions for shoreline stabilization
- [HB 2925 A-Engrossed](#) – would modify existing permitting procedures for oceanshore improvements

2. Financing

- + [Housing and Community Services Dept](#) may be authorized to issue,
 - a. Short-term, low-interest housing loans for mixed-income developments - [SB 684 A-Engrossed](#)
 - b. Money for tribal grants to address housing and homelessness prevention - [HB 2139 A-Engrossed](#)
 - c. Money for the Dept to buy multi-family projects to turn them into affordable housing...[SB 50 A-Engrossed](#)
 - d. Predevelopment cost loans – for affordable housing projects - [HB 2964 A-Engrossed](#)
 - e. Money for factory-built housing project - [HB 3145 A-Engrossed](#)
- + [State Fire Marshall](#) – may be allowed to issue grants to retrofit housing to decrease the risk of wildfire - [HB 3172 A-Engrossed](#)
- + [OR Infrastructure Finance Authority](#) – may be authorized to provide financial assistance for housing development infrastructure - [HB 3360 A-Engrossed](#)

D. Employment/Labor

1. [SB 426 A-Engrossed](#) – would make the owner and direct contractors jointly and severally liable in a civil action for unpaid wages owed to the unrepresented employees of the direct contractor and subcontractors at any tier
2. [SB 906 A-Engrossed](#) – would require employers to provide, at the time of hire, a written explanation of earnings and deductions to all new employees
3. [SB 916 A-Engrossed](#) – similar to WA – would provide that individuals otherwise eligible for unemployment insurance benefits are not disqualified for any week the unemployment is due to a labor dispute in active progress at their place of employment