



# 2026 Legislative Issues

By: WLA President, Rob  
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## 2026 LEGISLATIVE SESSION

- The **first day** of the **60-Day 2026 Legislative Session** is to begin on **Monday, January 12, 2026**
- **Last Day of Session:**  
**Thursday, March 12, 2026**



# LEGISLATURE DEMOCRAT CONTROL

## SENATE (49 seats) – *Democrat control*

- 30 Democrats || 19 Republicans

Sen. Jamie  
Pedersen (D-43)

Democratic Leader



## HOUSE (98 seats) – *Democrat control*

- 59 Democrats || 39 Republicans

Rep. Laurie Jinkins  
(D-27)

Speaker of the House



## GOVERNOR – *Democrat control*

Bob Ferguson

Governor



# Washington State 2025 Midterm Races

- 9 Washington State Legislative Races
- ALL 9 Democrats WON
- Centrist Democrats Loose
  - Candidate Kevin Schilling (D-33)
  - Rep. Amy Walen (D-48) for Senate
- New “CENTER” Trends Left



# 4 ECONOMIC FACTS & TRENDS

- 1. SPENDING OUT OF CONTROL** | State budgets exploded from \$80 million in 2013-15 to a projected **\$173 billion in 2025-27** far outpacing population and inflation growth.
- 2. RECORD BREAKING TAXES STILL NOT ENOUGH** | Legislature passed **\$12.5 billion** in new taxes this year. All and new businesses get increases – largest in state history.
- 3. RAINY DAY FUND DRAINED** | Billions siphoned from reserves during good times leaves the state unprepared.
- 4. REVENUE FORECAST DROPS AGAIN** | The Economic and Revenue Forecast Council projected **\$900 million less revenue through 2027**. Federal Cuts in Medicaid will put pressure to State Fund Program.

# DEC 23, 2025 GOVERNOR'S 2026 "SUPPLEMENTAL BUDGET"

## 60 Day Session

1. Goal is to “Fix” \$1.6 Billion Revenue Shortfall
2. “Does Not Raise Taxes”
3. Eliminates Tax Breaks for Corporations
4. More Funding for our “Ferry System”



# 7 TOP CHANGES TO HB 1003 “LANDLORD-TENANT NOTICE CHANGES”

**Quick summary of what's in the current version:**

1. **Certified Mail:** Changes the certified mail requirement back to first-class mail.
2. **Mail timing:** Shortens the waiting period after mailing from five to three days.
3. **Electronic delivery option:**
  - a. Allows landlords to offer tenants the option to receive certain notices and documents by email.
  - b. Tenants can opt in or out at any time, since its not a lease term.
  - c. Landlords can end electronic delivery at any time with written notice.



**Rep. April Connors (R-8)**  
*Minority Floor Leader*



**Rep. Adison Richards (D-26)**  
*Vice Chair of Housing*

# 7 TOP CHANGES TO HB 1003

## “LANDLORD-TENANT NOTICE CHANGES”

4. **Applies to these items only:**
  - a. Copies of rental agreements
  - b. Advance notice of entry
  - c. Rent increase notices
5. Does not include unlawful detainer or eviction notices.
6. **Applies to both:** The Residential Landlord-Tenant Act (RLTA) and the Manufactured/Mobile Home Landlord Tenant Act (MLTA).
7. Technical updates: Adjusts statutory references to support electronic notice language.



**Rep. Sam Low (R-39)**  
*Ranking Minority Member  
House Housing*



**Rep. Strom Peterson (D-21)**  
*Chair of Housing*

# THANK YOU



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