



2026 Legislative Issues

By: WLA President, Rob
Trickler & WLA
Lobbyists Chester
Baldwin & Mark Gjurasic



Rob Trickler
WA Landlord Association (WLA)
President | Attorney



Chester Baldwin,
Attorney/Lobbyist



Mark Gjurasic
Attorney/Lobbyist



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

HOUSE (98 seats) – *Democrat control*

59 Democrats || 39 Republicans

GOVERNOR – *Democrat control*

Sen. Jamie
Pedersen (D-43)

Democratic Leader



Rep. Laurie Jinkins
(D-27)

Speaker of the House



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

- 2. "Does Not Raise Taxes"**
- 3. Eliminates Tax Breaks for Corporations**
- 1. Goal is to "Fix" \$1.6 Billion Revenue Shortfall**
- 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



Rob Trickler | rob@tricklerlaw.com
(425) 220-7621



Chester Baldwin | chet@lobbywa.com
(360) 688-4588

Mark Gjurasic | mgjurasic@lobbywa.com
(360) 481-6000

