

# Issues & Impacts

Seattle King County REALTORS® is working to ensure that public policies support homeownership and your business's bottom line. Please contact Governmental & Public Affairs Director David Crowell, [dcrowell@nwrealtor.com](mailto:dcrowell@nwrealtor.com), with any local legislative issues that may need our attention. **The next issue will be released in July 2019.**

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## HOUSING SUPPLY

### A New Plan in King County to Address the Housing Crisis

To develop a regional plan to address the affordable housing crisis, representatives from King County, the city of Seattle and other cities came together to form The Regional Affordable Housing Task Force in 2017. The Task Force finished its final report and five-year action plan in December.

King County estimates that 244,000 additional affordable homes are needed by 2040 so that no household earning 80 percent and below of area median income is cost-burdened. Nearly 160,000 of those homes are for households already struggling.

Seattle King County REALTORS® successfully urged the Task Force to include in the plan measures to create more variety of housing types at a range of affordability and help people live where they work throughout King County. These measures include:

- Update zoning and land use regulations (including in single-family low-rise zones) to increase and diversify housing choices
- Provide model ordinances for cities
- Incentivize cities adopting and implementing strategies that will result in the highest impact towards addressing the affordable housing gap, specifically at the lowest income levels
- Review and update zoning and land use code to increase density
- Explore opportunities to pilot innovative housing in industrial zones, with a focus on transit-oriented development and industrial buffer zones
- Incentivize growth and affordability goals by expanding tools for investments in local infrastructure

[Read the full Task Force report.](#)



## Seattle City Council Unanimously Passes MHA Upzones

The Seattle City Council on March 18 voted unanimously in favor of neighborhood upzones associated with the Mandatory Housing Affordability (MHA) program. The upzones will impact 27 transit centers around the city, some of which are already zoned for commercial and apartment buildings.

The MHA program has been controversial with several single-family neighborhoods, which are concerned about density and changes to community character. Legal appeals against MHA brought on by these neighborhoods delayed program implementation for more than a year.

With the final 9-0 vote and the mayor in support,

the program can begin to help more affordable housing get built. The program will result in a significant amount of new market-rate housing and income-qualified housing throughout the city.

Seattle King County REALTORS® supported the upzones and urged the council to act swiftly so that the upzones can help bring units to market as quickly as possible. SKCR cautioned the council to avoid constraining the upzones with requirements that add undue costs and limit development, such as excessive energy code requirements, water service connection fees, potential impact fees and green building mandates.

## SeaTac to Create Hundreds of New Units of Affordable Housing Near Sound Transit



The SeaTac City Council has voted to take the first steps toward creating hundreds of new units of affordable housing along the Sound Transit Light Rail corridor on a 4.5-acre site in the vicinity of South 154<sup>th</sup> Street and

International Boulevard. The site includes the SeaTac Center.

In a 5-1 vote, the council authorized a sale and purchase agreement with CAP Acquisitions, LLC (aka the Inland Group) for the city of SeaTac property located at 15245 International Boulevard South. The city says it purchased the property in 2010 with the intent to sell it for redevelopment.

The council's decision to sell the property for housing was the object of intense objections from tenants who currently occupy existing structures on the property, including a 65,000 square foot commercial building and a structured parking

garage. The city notified the 11 tenants on the property of the likelihood of a sale almost a year ago.

The proposed project will create 665 units of housing along with 30,000 square feet of new commercial space next to the Light Rail Station on Tukwila International



Boulevard (Highway 99). The buildings would include approximately 385 units of workforce housing, which is affordable for individuals and families earning less than 60 percent of area median income.

“This will allow more community members an affordable option to live and work in SeaTac,” said Mayor Erin Sitterley. “The Transit Oriented Development project creates badly needed housing while giving residents an option to be mobile without the need of a car.”

## REAL ESTATE SIGNAGE

### Will You Be Allowed to Use A-Boards in Newcastle?

Open house A-board signs are at risk in the city of Newcastle. If you do business in Newcastle, we need your help in telling the City Council that open house A-boards are critical to your business.

#### The issue

The city is updating its sign code in compliance with Reed vs Gilbert, a U.S. Supreme Court decision that prohibits regulation of signage based on the content of the sign.

The city's current code draft defines a sign as temporary or permanent based on the material used to make the sign. Because they are made out of durable material, A-boards are considered permanent and would be prohibited from placement in the right-of-way, unless the broker obtained a right-of-way use permit. Even then, only one sign would be allowed.

Temporary signs may be placed in the right of way without a permit but must be pushed or staked into the ground and made of non-durable material, like a political yard sign. This is how the city is planning to accommodate open house signs. Any business, organization or individual would be able to post such signs with no limit on duration. As you might imagine, this will lead to a proliferation of signs.

#### The process

The draft code is now before the City Council. Thanks to outreach by REALTORS®, the council appears poised to craft a solution that would enable traditional open house A-boards. Still, it is important REALTORS® are seen and heard with the City Council. Please contact SKCR if you would like to engage in the issue as it moves to council. The council is expected to vote April 2.

## LICENSING

### Tukwila Amends Business Licensing Ordinance

Businesses in Tukwila that don't have a physical location in the city no longer need a city business license, unless the business grosses \$2,000 or more from operations inside city limits. The city made the change to its business licensing ordinance in response to a new requirement in state law.

required by the legislature.

Under the new requirements that took effect January 1, 2019:

- Cities and towns may only impose licensing requirements upon individuals or companies engaging in business within the city, as defined in the state's model ordinance.
- For firms that engage in business within the city but are not physically located within the city, the new law establishes a \$2,000 threshold below which the businesses are partially or fully exempted from local licensing requirements. The law allows cities to adopt a more business-friendly ordinance with a higher exemption if



Tukwila becomes the fourth city in King County to adopt such a provision, the others being Black Diamond, Des Moines and SeaTac. The Washington Department of Revenue previously indicated it expected these four cities to be early adopters of the changes to business licensing ordinances



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desired. Below the exemption threshold, cities must either:

- o Exempt businesses from the licensing requirements entirely, or
- o Require licensing but do so without charge to the businesses.
- By 2022, all cities and towns are required to administer their business license program through the state's Business Licensing System (BLS) website. Cities and towns already participating in the state's BLS program were required to comply with the new law by October 17, 2018. The state's BLS website allows a business to obtain general business licenses for all of its locations (even if they are in several different cities) in a single transaction.
- Each city still retains the authority and discretion to exempt businesses from city licensing requirements, including establishing thresholds for the dollar amount of sales a business may do before being required to obtain a general business license for the particular city:  
"Cities whose general business licenses are issued through the business licensing system retain the authority to set license fees, provide exemptions and thresholds for these licenses, approve or deny license applicants, and take appropriate administrative actions against licensees."  
RCW 35.90.050

In 2017, the Washington Legislature passed a new law to simplify the way cities issue and renew general city business licenses. This law is intended to:

- Streamline the process for businesses to obtain general city business licenses,
- Protect businesses from over-paying B&O tax to more than one city on the same transaction, and
- Help cities collect B&O taxes approved by the city council.

Real estate brokerage firms and professionals are already required by RCW 18.85 to have a professional license from the Washington Department of Licensing. It's important for brokers to understand how RCW 18.85 and the new law will interact to affect business licensing.

Under RCW 18.85, the firm, not the broker, is the regulated business entity through which individual real estate brokers work.

An individual broker's business license is not held by the broker individually; it must be registered with a real estate firm.

- Even though commission income is eventually shared with licensed brokers (typically pursuant to a contract between the firm and the broker), real estate commission income is payable only to the firm, not directly to individual brokers.
- Real estate listings are the property of the firm, not of the listing broker. Similarly, it is the firm, not the selling broker, who represents the buyer (even though a specific broker who has assisted the buyer is typically identified on the purchase and sale agreement).
- Real estate firms have management and supervisory requirements over brokers and transactions.

Additionally, the state and local business and occupation (B&O) tax structure also reflects that the firm, not the individual broker, is the regulated business entity because the B&O tax is paid by the firm, not the individual broker (RCW 82.04.255). In 2017, the Department of Revenue collected B&O tax from about 2,700 real estate firms, not from each of the 40,000+ individual brokers who hold a real estate license from the DOL. These 2,700 real estate firms are the same business entities that would pay B&O tax in those cities that collect the tax.

By focusing on the real estate firm as the regulated

business entity, the state and cities have far fewer payments to collect, businesses to audit, and a higher assurance of collected taxes.

Because of the structure and licensing law of the real estate industry (RCW 18.85), because of the state and local business and occupation (B&O) tax structure (RCW 82.04.255), and because of the intention and purpose of the new business licensing law (EHB 2005, now known as RCW

35.90), municipal business license requirements should follow and be consistent with RCW 18.85 and RCW 82.04.255.

In other words, a business license is required for a real estate firm based on where that firm's office is physically located. Individual brokers within the firm should not be required to obtain a city business license.

### **Auburn Steps Up Enforcement on Rental Housing Business Licenses**

Code enforcement officials in Auburn have reached out to Seattle King County REALTORS® as part of an educational effort to explain and encourage voluntary compliance with the city's program that requires rental housing businesses to obtain a rental housing business license. This information is important for brokers assisting residential rental property investors.

The city's rental housing business licensing requirements apply to non-owner-occupied residential rental dwelling units containing sleeping, eating, cooking and sanitation facilities. An annual calendar-year-based license is required for individuals and companies that own or manage such residential rental properties in the city.

Under the city's rules, which are contained in section 5.22 of the Auburn Municipal Code, the annual fee for a rental housing business license is in lieu of, not in addition to, the city's general business licensing fee. Anyone required to obtain a rental housing business license must also obtain a general business license, but at no cost. The amount of the rental housing business license is set in a fee schedule adopted (and periodically updated) by the City Council.

The city can revoke a rental housing business license after due process in the event of unabated ongoing criminal activity or nuisance activity on

the property. Business license revocation is the last resort and enforced only after encouraging voluntary compliance.

In an effort reduce criminal activity and prevent license revocation, the city hosts crime-free housing training programs for managers and operators of rental housing businesses. The city also might implement crime prevention strategies agreed to by both the city and the rental housing owner or manager.

If those approaches don't work to reduce crime, the city may require that the owner-manager take tougher crime measures, such as hiring security officers. The city may also assign off-duty police security to help stay the revocation of a business license.

The city's rental housing licensing ordinance also provided for the creation of an advisory board on rental housing that includes interested owners and managers of rental housing units and other interested persons appointed by the mayor to serve on an as-needed basis to address a wide range of rental housing-related issues in the city and regionally.

Brokers, property owners and managers are strongly encouraged to contact Auburn Code Enforcement Officer Tami Kapule with questions,



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to obtain more information about the city’s rental housing business licensing requirements, or if you are interested in participating in the advisory board. She can be reached by phone at 253.804.5096 or 253.561.1290, or by email at [TKapule@AuburnWA.gov](mailto:TKapule@AuburnWA.gov).

Kapule said, “The rental housing units in Auburn are an important resource in our community. Access to a diverse rental market with properties that are

properly managed and well maintained makes for a healthier community. The goal of our approach is not to be punitive, but instead to try to help landlords navigate some of the challenges they are facing. We want them to be successful, because their success helps to make Auburn a better and stronger city. We’ve had tremendous responses from the landlords we’ve had the opportunity to work with – more like a partnership – and it has been really gratifying to be able to work with them.”

## New Regulations for Short-Term Rentals in Renton



The Renton City Council has passed an ordinance that regulates short-term rentals in the city which are rented for less than 30 days at a time, including Airbnb units. Owners of short-term rentals are required to obtain a business license, provide additional parking for guests, meet fire safety and signage codes and be an owner-occupant if there are multiple rental units in the building. The current annual cost of a city business license for short-term rentals is \$125.

Online advertising indicates there are at least 728 short-term rentals in Renton.

Under the city’s new ordinance, the requirements apply to property owners who advertise their short-term rentals through any publication or online marketplace, who hire a property manager and/or have guests over three or more times annually. Short-term rentals in the city are limited to two persons per bedroom.

The city is also considering requiring business licenses for longer-term rentals. That proposal, known as the Healthy Housing Initiative, has been a source of concern for the Rental Housing Association of Washington whose members said it could raise long-term rental rates while providing an unfair advantage to short-term rentals.

According to Sound Publishing reports, Councilmember Randy Corman – who is the proponent for short-term rentals in Renton and has an Airbnb in a section of his house – supported the ordinance and indicated it’s also important to avoid the possible pitfalls of Airbnb for the city. Corman said some owners use the revenue of hosting renters to pay their property taxes and noted that a retired couple was able to keep a property they’ve owned for years.

Penalties for violations of the city ordinance is a misdemeanor, which allows the city to do inspections if there’s probable cause. Corman said it’s rare they go forward with criminal action.

## TRANSPORTATION

### RapidRide is Coming to Kent!

On February 11, the city of Kent announced that King County Metro (which provides most of the bus service in King County) will be bringing Phase

One of RapidRide bus service to Kent in 2023 as part of a program that will connect Auburn, Kent and Renton through Kent’s Downtown and East

Hill. RapidRide is a marketing brand for Bus Rapid Transit.

According to the city, bus rapid transit (BRT) is the kind of transportation investment that cities can depend on as a catalyst for transformation. BRT is fast, frequent and reliable, and its alignment is fixed unlike other bus service. BRT can be more similar to light rail than bus service, in terms of dependability, functionality and development investment in station areas.

The city said the exact alignment for BRT through Kent will be determined in the coming months and has significant land use and economic development implications. According to city officials, BRT has a very positive impact on property values in case studies from around the nation and world, and RapidRide could therefore be a catalyzing influence

on Kent's East Hill commercial corridors.

The RapidRide project will kick off with a Mobility Plan, which is a review of the full network of transit services in Kent, including fixed route, DART and Community Connections projects, to ensure transit services support RapidRide I.



King County Metro officials say they are interested in learning of Kent-specific concerns or desires for the area mobility plan and RapidRide I, and Kent staff want to ensure “a broad, robust decision-making process to ensure this exciting project maximizes its potential and supports Kent’s growth and development into an urban, transit-rich place to live and work.”

## OTHER ACTIONS

### Auburn Will Examine Potential Annexation of Two Unincorporated ‘Islands’

The city of Auburn is examining the potential to annex 78 parcels of unincorporated urban land on 35.74 acres in areas that have been designated in the city’s Comprehensive Plan as Potential Annexation Areas under the Growth Management Act.

The lands being considered are in the North and South portions of the city. There are 24 parcels on 18.86 acres of land in North Auburn (known as the Klump/Thomas area) and each of the parcels has a single-family home on the property. The area in South Auburn (known as the Totem area) contains 54 parcels on 16.88 acres, and each of those properties is also developed with single-family housing.

According to city officials, annexing the areas would likely lead to higher taxes, fees and capital costs for property owners – producing

approximately \$82,000 annually in new revenue to the city – which could serve as a disincentive for the property owners to agree to the annexation. In addition to the new revenue, there may also be some advantage to the city in terms of its ability to control what happens in the Klump and Totem areas going forward.



Property owners would be subjected to a 6 percent utility tax on cable, power, gas and telephone, plus a 5 percent franchise fee on cable. Auburn is part of the Valley Regional Fire Authority (which serves Auburn, Pacific and Algona) so property owners would also be required to pay an additional fire benefit charge. Property owners might receive property tax reductions approximately equal to the utility taxes, but other financial costs associated with infrastructure improvements could make any



small property tax savings inconsequential.

Under the Growth Management Act, urban areas are supposed to be served by urban utilities, including municipal water supplies and sewer. However, a private well-water system provides water to most of the properties in the area in South Auburn, and almost all of those properties are reportedly on septic systems.

The cost of providing urban levels of infrastructure in the northern Klump area would be about \$600,000 (or an average of \$25,000 per property, requiring an assessment of \$2,100 per year for 20 years).

Because roadways in the Totem area are more degraded, the additional costs for simply preserving pavement would increase the cost of providing urban infrastructure there to \$2.5 million (or an average of \$48,284 per property, requiring an assessment of \$8,700 per year for 20 years).

Securing the funding could be difficult, not only because of the lack of grants, but also because the cost to repair the roadway pavement will increase the longer it takes to get the work done, and the water system improvements would need to occur at the same time repairs are made to the pavement.

One way to address the need to frontload the funding needed to pay for the improvements would be to use a Local Improvement District or LID. But that requires property owners to agree and is not something the city can force upon them.

Further complicating the situation is the likelihood that significant portions of the west side of the Klump area would be designated as floodplains under the new FEMA maps, which could make mitigation costs associated with infrastructure improvements substantially more expensive than would otherwise be the case, especially if fisheries mitigation is required under the Endangered Species Act.

The City Council has not yet taken any action, but it could vote to approve annexing one or both areas. Such a decision would not take effect until 45 days after the city publishes notice of its action. During those 45 days, residents in the respective area(s) would have the opportunity to file a referendum petition challenging the annexation. If the petition is signed by at least 10 percent of the voters who voted in the last general election, a vote would be held on the referendum. The annexation(s) would be approved unless a majority of the votes cast by property owners in the proposed annexation area(s) vote "No".

## **New Bellevue Chamber of Commerce CEO Announced**

Former Washington State Senator Joe Fain has been hired as the Bellevue Chamber's next President and CEO.

Fain will focus on the key priorities of:

- Growing Chamber membership and continuing to support business of all sizes in Bellevue.

- Redoubling our advocacy efforts to make an even greater impact on state and local policies that create a favorable business climate.
- Continuing to strengthen and improve the organization to offer resources and opportunities to businesses of all types and sizes.

## **King County Council Approves the Creation of The Department of Local Services**

The second we rang in 2019, the Department of Local Services officially became a standalone

department. It comes after nearly a year's worth of planning and following the Metropolitan King

County Council unanimously approving Executive Dow Constantine's proposal to establish the department.

While King County has always delivered critical services to residents and businesses of the unincorporated areas – who combined would account for the second-largest city in Washington – Local Services now serves as a virtual city hall that helps better coordinate and deliver those services. The department consists of three divisions/programs that are familiar to the unincorporated areas:

- **Permitting Division** for development permit reviews, code enforcement and subarea planning
- **Road Services Division** responsible for 1,500 miles of county road and 182 bridges
- **Community Service Areas** program

There are several ways for residents and business

to connect with Local Services:

- Email questions or comments: [ASKLocalServices@kingcounty.gov](mailto:ASKLocalServices@kingcounty.gov)
- Visit the new Local Services website: <https://kingcounty.gov/local-services>
- Follow Local Services on Instagram: [@kingcountylocalservices](https://www.instagram.com/kingcountylocalservices)

The divisions will continue to operate out of their existing locations (Permitting is located at 35030 SE Douglas St., Suite 210 in Snoqualmie; Road Services and the Community Service Area program are located at 201 S. Jackson St. in Seattle).

Residents with permitting or roads-specific questions can contact them directly:

**Permitting:** 206.296.6600; [DPERWebinquiries@kingcounty.gov](mailto:DPERWebinquiries@kingcounty.gov)

**Road Services:** 24/7 Road Helpline: 206.477.8100 or 800.527.6237; [maint.roads@kingcounty.gov](mailto:maint.roads@kingcounty.gov)

### Free and Discounted Resources for Seattleites

Seattle Mayor Durkan has created a centralized webpage to view and access more than 100 free and discounted resources and benefits that the city and its partners provide to eligible Seattle

residents.

<http://www.seattle.gov/affordable>

### Construction to Begin on Flood Protection Levee Improvements in Kent

Construction is about to begin on a \$40 million flood protection project in Kent known as the Lower Russell Levy Setback Project, which is part of the city of Kent's Green River levee improvement program to protect against flooding in two-thirds of the Kent Valley. The project is located in the city of Kent along the right (east) bank of the Green River between South 212<sup>th</sup> Street and Veterans Drive/ South 228<sup>th</sup> Street.

engineering design standards. According to city officials and the King County Flood Protection District, "the new levee will be set-back from the Green River where feasible and better protect residential and commercial development behind the levee, while also improving riparian and aquatic habitat along the Green River for fish and wildlife. The project will integrate existing road, trail and park amenities and enhance existing recreational opportunities."

This 1.4-mile-long levee improvement project will replace an old levee and revetment (stone facing or concrete slabs) that do not meet current

The project includes:



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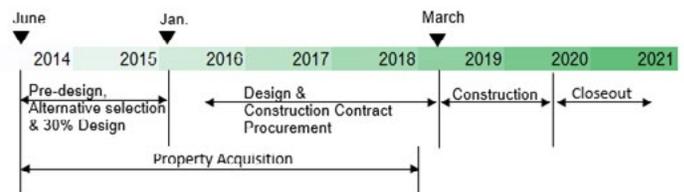
setback project are to:

- Construction of a flood wall and secondary levee
- Construction of habitat areas to improve fish and wildlife habitat along the Green River
- Planting trees and shrubs along the river to provide shade to cool the river
- Relocation and reconstruction of Van Doren's Park

- Improve flood protection by replacing and upgrading 1.4 miles of existing levee and revetment with a new flood containment system that meets current engineering design standards and is built to a 0.2 percent annual chance (a.k.a., a 500-year) flood event.
- Restore aquatic and riparian habitat for fish and wildlife, including species listed under the Endangered Species Act. The project is identified as a priority project in the 2005 WRIA 9 Salmon Habitat Plan.
- Complement existing parks, trails, and open space, thereby creating a unified landscape that offers opportunities for active and passive recreation while at the same time restoring habitat and providing flood protection.
- Reduce long-term maintenance costs.



The project schedule is shown in the accompanying graphic:



King County is heading the design of this section of the levees along the Green River. The Lower Russell Levee Setback Project is an early action project of the Interim Green River System Wide Improvement Framework (SWIF). In setting the levee back from the river, this project supports the goals of the SWIF by providing greater flood storage and conveyance capacity, increasing shallow, slow water habitat for ESA-listed species, enhancing recreational opportunities, and reducing long-term maintenance costs.

According to Kent officials, “The Lower Green River Valley supports regionally significant economic assets that contribute over one eighth of Washington’s gross domestic product. The levee system in the Lower Green River Valley is old, outdated, and was originally constructed to protect agricultural lands rather than the current regional economic infrastructure, businesses and residential land uses.”

The specific goals of this Lower Russell Levee

## Burien, SeaTac, Tukwila and White Center Receive Funding to Remove Lead Exposure for Children

Every year, the Childhood Lead Poisoning Prevention Program at the Washington State Department of Health (DOH) identifies more than 500 kids in Washington with elevated levels of lead in their blood. The leading cause of that lead exposure comes from lead paint dust inside their own home.

This year, state health officials will receive \$3.3 million in grants from the U.S. Department of Housing and Urban Development to address lead hazards in homes for low-income families with children. HUD will provide \$2.8 million to remove lead paint in 150 housing units. Another \$574,000 will provide healthy housing services to low-income families with children.

Using housing age data, city size, geography and

childhood lead poisoning surveillance information, DOH identified 12 cities to receive funding to pay for lead paint reduction work, including Burien, SeaTac, Tukwila and White Center. Tacoma in Pierce County is also among the 12 cities. DOH will perform healthy home assessments and partner with medical and social services providers to ensure low income families with children are living in safer homes.

According to Rad Cunningham, DOH Built Environment section manager, "Lead exposure disproportionately affects low-income and minority children. These funds will allow us to address lead at the source. We'll be able to remove lead from the homes these kids live in and prevent other children from being poisoned in that same house."

## PROTECTING YOUR BUSINESS

### Elections in 2019

Laws govern the way in which you conduct your business and affect your bottom line. Laws are made by elected officials. This year elections will be conducted for city council positions, county council positions and the Port of Seattle. The primary election is on August 6; the general election is on November 5.

**REALTORS® don't just sell homes. We sell neighborhoods and Quality of Life.**

REALTORS® know that Quality of Life begins with a good job in a company that has a great future. Homes are where those jobs go at night. That's why it's so important to have elected officials who

understand the key contribution that jobs and housing make to healthy, vibrant communities.

We need elected officials who share our REALTOR® values, and who appreciate the hard work you do as a real estate professional. So, members of the Association will review voting records of elected officials. And it's why your REALTOR® colleagues will interview candidates running for office.

This year Seattle King County REALTORS® will act to protect and enhance your business by supporting candidates for local office (city councils, county council) who share our REALTOR® values.



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## Seattle Council Races

This fall, seven of the nine council seats will be up for reelection. The three remaining incumbents who have filed for reelection are: Lisa Herbold, Kshama Sawant, and Deborah Juarez.

Four incumbents have announced that they will not seek reelection: Rob Johnson, Mike O'Brien, Bruce Harrell, and Sally Bagshaw.

Many candidates have emerged in each of the seven council districts. While this is a tremendous opportunity for change, it will be important for REALTORS® and their customers to engage in the election to ensure a pool of candidates that support a healthy real estate market, high quality of life and neighborhood safety. REALTORS® can play an important role in helping bring moderation to the council through engagement in the election.

## REALTORS® Political Action Committee (RPAC)

**NEW! An Easy, Quick Way to Protect Your Business: REALTOR® PAC Online**



We can't all go to Washington DC, the state Capital or even our city halls while government leaders are making decisions that affect our industry; but while we are busy, REALTOR® PAC can fight for us and for our clients.

Please make an investment of \$50, \$100 or \$500 to ensure that when government acts there is no harm to real estate, no new taxes and no added, unnecessary complications to the real estate transaction.

Visit: <https://realtorparty.realtor/?referrer=https%3A%2F%2Fwww.nwrealtor.com>

Introducing a new secure, online REALTOR® PAC (RPAC) investment site making it easier than ever for busy REALTORS® to protect their business.

As of the end of 2018, Seattle King County REALTORS® raised **\$305,745** for the REALTOR® PAC. **Please invest in RPAC** at [www.warealtor.org/government/political-affairs/](http://www.warealtor.org/government/political-affairs/).

Issues & Impacts is a quarterly publication produced by Seattle King County REALTORS® to inform members about current issues and successes within your Governmental Affairs Department. We will release our next publication in July 2019. The 2019 VP of Governmental & Public Affairs is Lynn Sanborn [lynn@windermere.com](mailto:lynn@windermere.com), VP-elect of Governmental & Public Affairs is Dahni Malgarini-Logar [dahnim@dahnim.com](mailto:dahnim@dahnim.com), staff director is David Crowell [dcrowell@nwrealtor.com](mailto:dcrowell@nwrealtor.com), and our local legislative housing advocates are Sam Pace [sam@sampace.com](mailto:sam@sampace.com) and Randy Bannecker [randy@bannecker.com](mailto:randy@bannecker.com). Please call David at 425.974.1011 ext. 704 if there are any local legislative issues that need our attention.