



# WAA: What are they doing for me?

Why is belonging to the Washington Apartment Association (WAA) important to landlords? Following are a few examples of how WAA saved Washington landlords hundreds to thousands of dollars just this year alone.

**Defeating HB 2484. HB 2484** would have extended month-to-month rental termination from 20 to 30 days and if the resident has lived in the unit for more than a year, then the required notice would have been 60 days. Many of our members' units are targeted to low income tenants. If we are required to give a lease termination five days before the "past-due" date, the chances of receiving the final month's rent is problematic. Total savings \$650+ per unit.

**Defeating HB 1766 / SB 5672.** These bills would have prohibited discrimination based on lawful source of income. What that means is that landlords would not be able to deny Section 8 housing vouchers. The interior condition of a unit has to conform to a higher standard than would normally be needed to lease a unit. How much extra time and material costs would that require? \$50, \$100, \$500? Pick a number. The unit has to be inspected by the Section 8 voucher provider. All of which adds to the time and cost of waiting for Section 8 approvals. Additionally if the unit accepts Section 8

housing vouchers, everyone working on the unit has to be RRP certified—not just one person. Add \$300 per additional person for a total savings of \$500 to \$1,000.

**Defeating SB 5923. SB 5923** would have taken interest on tenant deposits and given it to the Washington Housing Trust Fund to build low-income housing. Approximate savings \$195 per year per 10 units.

**Passing SHB 2745. SHB 2745** transfers the Federal Lead Based Paint Rule (RRP) to State jurisdiction. Registering with the EPA as a "firm" costs \$300. With this bill, the State only charges "firms" \$25. Please understand required RRP certification classes are in addition to that cost but it still saves landlords \$275. WAA is the only state organization that understood the ramifications of this bill and pushed for its passage.

A conservative estimate of savings this year alone would approach \$1,525.00! That means our CCRA dues of \$99 including \$35 for WAA, is an excellent insurance plan.

For 2011 we are already seeing much more aggressive opposition from tenant unions than any year in recent history. Your continued financial support is needed like never before!

## There is no better deal anywhere with a bigger return on your investment!

**Please include a separate check made out to "WAA PAC"  
along with your CCRA dues payment.**