



For Land's Sake

Your Legislative Committee Working For You

One of the key services the Washington Land Title Association provides for its members, the industries served by the title insurance industry, and the public is during the legislative session in Olympia. Each year the WLTA Legislative Committee and the Association's lobbyist review thousands of bills looking for issues which are adverse to real property. Here is a watch list of this year's legislation to date.

WLTA 2013 LEGISLATIVE SESSION BILL TRACKING LIST

Revised 3/7/2013

Committee Chairs: Dwight Bickel & Gary Kissling; Lobbyist: Stu Halsan

You can access the useful State website for the latest on the 2013 session by going to:

Legislature Bill website: <http://apps.leg.wa.gov/billinfo/>

Legislative Hotline: 1-800-562-6000

Important Upcoming Calendar Dates:

March 13	Last day to consider bills in house of origin (5 p.m.).
April 3	Committee cutoff. Last day to read in committee reports from opposite house, except House fiscal committees and Senate Ways & Means and Transportation committees

SP = Sponsoring ☼ SU = Support ☼ O = Oppose ☼ N/M = Neutral and/or Monitoring

All positions subject to change as bills are amended

(Note that the bill number is a link to the bill's website)

Number	Sponsor(s)	Description/Statute(s)	Status (as of Date)	Comment	Position
HB 1035 & SB 5269	(H) Kirby, Ryu, Nealey; (S) Benton, Mullet	Addressing title insurance rate filings AN ACT...amending RCW 48.03.010, 48.03.060, & 42.56.400; & adding new §§ to chapter 48.29 RCW	(H) Third reading, passed; yeas 93; nays 4; absent 0; excused 1 (3/7); (S) Made eligible to be placed on second reading (2/27)	Focus moves to the Senate, where SB 5269 is past the public hearing process	SP
SHB 1435	(H) Goodman, Nealey	Clarifying agency relationships in reconveyances of deeds of trust AN ACT...amending RCW 61.24.110	(H) Placed on second reading by Rules Committee (3/5)	Would allow escrow to record confirmation of deed of trust payoff Members should contact their Representatives seeking for this to be called for a vote	SP

	Sponsor(s)	Description/Statute(s)	Status (as of Date)	Comment	Position
SB 5116	(S) Benton, Harper, King		(S) Majority: do pass; <i>Minority; do not pass</i> Passed to Rules Committee for second reading (2/12)	Restore ability to close transactions w/out delay for lack of REET affidavit after inheritance or death; some opposition by county treasurers Members should contact their Senators to get the bill to the floor for a vote	SP
SB 5541	(S) Hobbs, Fain, Hatfield, Harper	Concerning the redemption of real property AN ACT...amending RCW 6.23.010	(S) Majority: do pass, Passed to Rules Committee for second reading (2/20); Placed on second reading by Rules Committee (3/5)	A technical correction to allow redemption based on actual <i>priority</i> and not <i>time</i> of liens	SU
SSHB 1440 & SSB 5526	(H) McCoy, et al; (S) Conway, et al	Ensuring fairness to employers by protecting employees AN ACT...creating new §s... [<i>new § “(56)...a lien recorded under this chapter takes priority over all other...liens, security interests, or mortgages...”</i>]	(H) Rules Committee relieved of further consideration. Placed on second reading (3/6) (S) First reading, referred to Commerce & Labor Committees (2/1)	The WLTA opposes this bill (including as amended in the House version) because it provides for a <i>super priority</i> lien over mortgages	O
ESHB 1652 & SSB 5664	(H) Lias, et al; (S) Rivers, et al	Establishing a process for the payment of impact fees through provisions stipulated in recorded covenants AN ACT...amending RCW 82.02.050 & 36.70A.070	(H) Third reading, passed; yeas 73; nays 24; absent 0; excused 1 (3/6); (S) Placed on second reading by Rules Committees (3/5)	WLTA opposes this bill because of duties imposed on escrow; approved proposed amendment that would remove objections	O
SB 5191	(S) Honeyford	Concerning the owner of a beneficial interest in real property AN ACT...amending RCW 61.24.030 & 65.08.070; & reenacting & amending RCW 61.24.005	(S) Public hearing in the Senate Committee on Financial Institutions and Housing & Insurance Committees (1/29)	WLTA opposes this bill (and similar SB 5535) for many reasons, including issues with assignments & ambiguous foreclosure procedures (including time periods)	O
SB 5535	(S) Rolfes, Honeyford, Nelson	Concerning the recording of real property encumbrance transfers and assignments AN ACT...amending RCW 65.08.070	(S) Referred to Financial Institutions, Housing & Insurance Committees (2/12)	WLTA opposes this bill (and similar SB 5191) for many reasons, including issues with assignments & ambiguous foreclosure procedures (including time periods)	O
SSHB 1024	(H) Morris	Addressing service animals AN ACT...amending [<i>various RCW</i>]; & creating new §s	(H) Placed on second reading by Rules Committee (3/5)	Clarifies existing law with respect to real property transactions	N/M

Number	Sponsor(s)	Description/Statute(s)	Status (as of Date)	Comment	Position
SHB 1029	(H) Morris	Concerning private road maintenance agreements AN ACT... adding new chapter to Title 64 RCW	(H) Passed to Rules Committee for second reading (2/15)	Provides for private road maintenance agreements (whether or not recorded)	N/M
SHB 1034	(H) Kirby, Ryu	Regulating the licensing of escrow agents AN ACT Relating to the licensing of escrow agents; & amending RCW 18.44.011, 31.04.025, 18.44.457, and 18.44.201	(H) Third reading, passed; yeas 92; nays 0; absent 0; excused 6 (2/25); (S) First reading, referred to Financial Institutions, Housing & Insurance Committees (2/26)	Regulation of escrow agents to include contract collections	N/M
SHB 1037	(H) Moeller, et al	Establishing a cost recovery mechanism for public records sought for commercial purposes AN ACT...amending RCW 42.56.120; reenacting & amending RCW 42.56.080; creating new §	(H) Referred to Appropriations Committee (2/21)	Initially opposed by WLTA; current version includes language acceptable to WLTA	N/M
HB 1092	(H) Shea, Overstreet, Hargrove	Providing a right of first repurchase for surplus transportation property AN ACT...amending RCW 47.12.063	(H) First reading, referred to Transportation Committee (1/16)	Allows former owner to repurchase if DOT determines it's no longer necessary for transportation purposes	N/M
SHB 1117	(H) Hansen, Rodne, Pedersen	Concerning the transfer of real property by deed taking effect at the grantor's death AN ACT...amending [various RCW in 11.07, 11.11, 11.18, 11.86, 11.94, 82.45 & 84.33; reenacting & amending RCW 11.02.005 & 84.34.108;]...adding new chapter to Title 64 RCW; & providing a contingent effective date	(H) Passed to Rules Committee for second reading (2/7)	Commonly known as " <i>transfer on death deed</i> " avoiding probate	N/M
HB 1166	(H) Overstreet, et al	Requiring compensation for government required actions on private property AN ACT...amending RCW 36.70B.030; adding new § to chapter 36.70A RCW; & creating new §	(H) First reading, referred to Judiciary Committee (1/17)	Requiring government authorities to provide just compensation for certain government required actions on private property	N/M

Number	Sponsor(s)	Description/Statute(s)	Status (as of Date)	Comment	Position
SSB 5031	(S) Padden	Concerning actions for damage to real property resulting from construction, alteration, or repair on adjacent property AN ACT...adding new § to chapter 4.16 RCW; & creating new §	(S) Passed to Rules Committee for second reading (2/21)	Needs to be commenced w/in two years after damage first discovered or should have reasonably been discovered	N/M
SSB 5057	(S) Ericksen, et al	Concerning public access to lands acquired in whole or part with public funds AN ACT...adding new § to chapter 79A.25 RCW; adding new § to chapter 77.12 RCW; adding new § to chapter 43.30 RCW; adding new § to chapter 43.21A RCW; adding new § to chapter 79A.05 RCW; & adding new § to chapter 690.71 RCW	(S) Made eligible to be placed on second reading (1/27)	Purchase of public lands by non-profit entities	N/M
ESSB 5082	(S) Benton, Smith	Concerning exchange facilitator requirements AN ACT...amending RCW 19.310.010, 19.310.040, 19.310.080, 19.310.100, 19.310.110, & 19.310.120	(S) Third reading, passed; yeas 47; nays 0; absent 0; excused 2 (2/15)	Exchange facilitators	N/M
SB 5840	(S) Kline, Chase	Concerning foreclosure AN ACT...amending RCW 61.24.010, 61.24.030, 61.24.110, & 61.24.130; adding a new chapter to Title 18 RCW; & prescribing penalties	(S) First reading, referred to Financial Institutions, Housing & Insurance Committees (2/21)	Concerning registration of trustees & information concerning acts of beneficiary; this bill likely will not reach a vote this year	N/M



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