

**WSBA Real Property (RPPT) Section Bill Referrals - 2012 -  
Final Status  
Washington State Bar Association**

**Section contacts: Joe McCarthy and Brian Danzig**

Bill Number	Title	Position	Status
<b>Bills the Section sponsored or took position:</b>			
<a href="#">SHB 1349</a>	Concerning private road maintenance agreements.	Opposed	Failed to pass. Anticipated to return in 2013.
<a href="#">SHB 2421</a> <a href="#">(SSB 6364)</a>	Modifying the foreclosure fairness act. (This bill was amended onto HB 2614. See HB 2614.)	No position	Failed to pass
<a href="#">ESHB 2614</a>	Limiting deficiency judgments pertaining to residual debts following short sales of owner-occupied residential property secured by deeds of trust. (Foreclosure Fairness Act, HB 2421, amended onto HB 2614.)	No position as amended	Chapter 185, Laws of 2012. Effective date: June 7, 2012 - except section 12, which becomes effective March 29, 2012.
<a href="#">HB 2718</a> <a href="#">(SSB 6337)</a>	Protecting short sale sellers from payment of forgiven home loan debt if such debt forgiveness is reported to the internal revenue service.	Concerns	Failed to pass
<a href="#">HB 2776</a> <a href="#">(SSB 6070)</a>	Concerning the recording of residential real property.	Concerns	Failed to pass
<a href="#">SSB 6253</a>	Concerning seizure and forfeiture of property in commercial sexual abuse of a minor, promoting commercial sexual abuse of a minor, and promoting prostitution in the first degree crimes.	Concerns	Chapter 140, Laws of 2012. Effective date: June 7, 2012.
<a href="#">SSB 6515</a>	Concerning trustees under the deeds of trust act.	Concerns	Failed to pass
<b>Other bills referred to Section - no position taken:</b>			

**Note: "No position" means insufficient votes to take a position or did not take up for a vote.**

<a href="#">SHB 2194</a>	Modifying the manufactured/mobile home landlord tenant act and other related provisions.	No position	Chapter 213, Laws of 2012. Effective date: June 7, 2012.
<a href="#">ESHB 2233</a> <a href="#">(ESSB 6147)</a>	Creating a procedure for the state's retrocession of civil and criminal jurisdiction over Indian tribes and Indian country.	No position	Chapter 48, Laws of 2012. Effective date: June 7, 2012.
<a href="#">HB 2256</a>	Regulating the licensing of escrow agents.	No position	Failed to pass
<a href="#">HB 2391</a> <a href="#">(SB 6158)</a>	Subjecting federally recognized Indian tribes to the same conditions as state and local governments for property owned exclusively by the tribe.	No position	Failed to pass
<a href="#">HB 2410</a>	Improving disclosure in real estate transactions of possible limits on reliance on permit exempt wells in future development.	No position	Failed to pass
<a href="#">SHB 2554</a> <a href="#">(SB 6324)</a>	Concerning the obligations of landlords and tenants with respect to carbon monoxide alarms and the disclosure of certain health-related information.	No position	Failed to pass
<a href="#">HB 2632</a> <a href="#">(SB 6483)</a>	Addressing criminal activities occurring at rental properties.	No position	Failed to pass
<a href="#">HB 2667</a> <a href="#">(SB 6250)</a>	Clarifying the definition of leasehold interest.	No position	Failed to pass
<a href="#">HB 2689</a>	Including the international energy conservation code as part of the state building code.	No position	Failed to pass
<a href="#">SSB 5988</a> <a href="#">(SB 2163)</a>	Foreclosure mediators	No position	Chapter 4, Laws of 2011 2nd Special Session. Effective date: December 20, 2011.

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<a href="#">SB 6108</a>	Clarifying the location at which the crime of theft of rental, leased, lease-purchased, or loaned property occurs.	No position	Chapter 30, Laws of 2012. Effective date: June 7, 2012.
<a href="#">SSB 6235</a>	Regulating the licensing of escrow agents.	No position	Failed to pass
<a href="#">SSB 6294</a>	Addressing quorum requirements for homeowners' association meetings.	No position	Failed to pass
<a href="#">SSB 6295</a>	Modifying certain exchange facilitator requirements and penalties.	No position	Chapter 34, Laws of 2012. Effective date: June 7, 2012.
<a href="#">SSB 6315 (HB 2642)</a>	Concerning the fair tenant screening act.	No position	Chapter 41, Laws of 2012. Effective date: June 7, 2012.
<a href="#">SSB 6325 (EHB 2513)</a>	Exempting common interest community managers from real estate broker and managing broker licensing requirements.	No position	Chapter 126, Laws of 2012. Effective date: June 7, 2012.
<a href="#">SSB 6472 (HB 2672)</a>	Concerning disclosure of carbon monoxide alarms in real estate transactions.	No position	Chapter 132, Laws of 2012. Effective date: June 7, 2012.
<a href="#">SB 6514</a>	Requiring notices of owner-occupied real property foreclosure sales to be posted on the internet.	No position	Failed to pass
<a href="#">SB 6566 (HB 2511)</a>	Adjusting when a judgment lien on real property commences.	No position	Chapter 133, Laws of 2012. Effective date: June 7, 2012.

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