
SENATE BILL 6680

State of Washington

66th Legislature

2020 Regular Session

By Senators Lovelett, Nguyen, Randall, Kuderer, Hunt, and Wilson, C.

Read first time 02/06/20. Referred to Committee on Housing Stability & Affordability.

1 AN ACT Relating to providing a local government option for the
2 funding of essential affordable housing programs; amending RCW
3 67.28.181 and 82.14.410; and adding a new section to chapter 67.28
4 RCW.

5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

6 NEW SECTION. **Sec. 1.** A new section is added to chapter 67.28
7 RCW to read as follows:

8 (1)(a) The legislative body of a city or town is authorized to
9 levy and collect a special excise tax on the furnishing of lodging of
10 short-term rentals subject to tax under chapter 82.08 RCW, as
11 provided in this section.

12 (b) The tax under this section applies exclusively to short-term
13 rentals facilitated through an internet-based short-term rental
14 platform.

15 (c) The rate of tax under this section may not exceed ten percent
16 on the sale of, or charge made for, the furnishing of lodging of a
17 short-term rental subject to tax under chapter 82.08 RCW.

18 (2)(a) The legislative body of a city or town must adopt a
19 resolution of intent to adopt legislation authorizing the tax under
20 this section prior to imposing the tax under this section.

1 (b) Adoption of the resolution of intent and legislation requires
2 simple majority approval of the enacting legislative authority.

3 (3) (a) Except as provided in (b) of this subsection, moneys
4 collected from the special excise tax under this section must be used
5 exclusively for the operating and capital costs of affordable housing
6 programs including, but not limited to, homeless housing assistance,
7 temporary shelters, and other related services. A city or town may
8 use revenues collected under this section for contracts, loans, or
9 grants to nonprofit organizations or public housing authorities for
10 services related to affordable housing programs.

11 (b) A city may retain up to five percent of the moneys collected
12 under this section in each calendar year for the direct and indirect
13 costs incurred in the administration of services and programs as
14 provided in (a) of this subsection.

15 (4) For the purposes of this section, "short-term rental" and
16 "short-term rental platform" have the same meanings as in RCW
17 64.37.010.

18 **Sec. 2.** RCW 67.28.181 and 2015 3rd sp.s. c 24 s 703 are each
19 amended to read as follows:

20 (1) The legislative body of any municipality may impose an excise
21 tax on the sale of or charge made for the furnishing of lodging that
22 is subject to tax under chapter 82.08 RCW. The rate of tax shall not
23 exceed the lesser of two percent or a rate that, when combined with
24 all other taxes imposed upon sales of lodging within the municipality
25 under this chapter and chapters 36.100, (~~67.407~~) 82.08, and 82.14
26 RCW, equals twelve percent. A tax under this chapter shall not be
27 imposed in increments smaller than tenths of a percent.

28 (2) Notwithstanding subsection (1) of this section:

29 (a) If a municipality was authorized to impose taxes under this
30 chapter or RCW 67.40.100 or both with a total rate exceeding four
31 percent before July 27, 1997, such total authorization shall continue
32 through January 31, 1999, and thereafter the municipality may impose
33 a tax under this section at a rate not exceeding the rate actually
34 imposed by the municipality on January 31, 1999.

35 (b) If a city or town, other than a municipality imposing a tax
36 under (a) of this subsection, is located in a county that imposed
37 taxes under this chapter with a total rate of four percent or more on
38 January 1, 1997, the city or town may not impose a tax under this
39 section.

1 (c) If a city has a population of four hundred thousand or more
2 and is located in a county with a population of one million or more,
3 the rate of tax imposed under this chapter by the city shall not
4 exceed the lesser of four percent or a rate that, when combined with
5 all other taxes imposed upon sales of lodging in the municipality
6 under this chapter and chapters 36.100, (~~67.407~~) 82.08, and 82.14
7 RCW, equals fifteen and two-tenths percent.

8 (d) If a municipality was authorized to impose taxes under this
9 chapter or RCW 67.40.100, or both, at a rate equal to six percent
10 before January 1, 1998, the municipality may impose a tax under this
11 section at a rate not exceeding the rate actually imposed by the
12 municipality on January 1, 1998.

13 (3) Any county ordinance or resolution adopted under this section
14 shall contain a provision allowing a credit against the county tax
15 for the full amount of any city or town tax imposed under this
16 section upon the same taxable event.

17 (4) In determining the effective combined rate of tax for
18 purposes of the limit in subsections (1) and (2)(c) of this section,
19 the tax rates under RCW 82.14.530 (~~is~~) and section 1 of this act
20 are not included.

21 **Sec. 3.** RCW 82.14.410 and 2015 3rd sp.s. c 24 s 704 are each
22 amended to read as follows:

23 (1) A local sales and use tax change adopted after December 1,
24 2000, must provide an exemption for those sales of lodging for which,
25 but for the exemption, the total sales tax rate imposed on sales of
26 lodging would exceed the greater of:

27 (a) Twelve percent; or

28 (b) The total sales tax rate that would have applied to the sale
29 of lodging if the sale were made on December 1, 2000.

30 (2) For the purposes of this section:

31 (a) "Local sales and use tax change" is defined as provided in
32 RCW 82.14.055.

33 (b) "Sale of lodging" means the sale of or charge made for the
34 furnishing of lodging and all other services by a hotel, rooming
35 house, tourist court, motel, trailer camp, and the granting of any
36 similar license to use real property.

37 (c) "Total sales tax rate" means the combined rates of all state
38 and local taxes imposed under this chapter and chapters 36.100,
39 67.28, (~~67.407~~) and 82.08 RCW, and any other tax authorized after

1 March 29, 2001, if the tax is in the nature of a sales tax collected
2 from the buyer, but excluding taxes imposed under RCW 81.104.170
3 before December 1, 2000, (~~and~~) taxes imposed under RCW 82.14.530,
4 and taxes imposed under section 1 of this act.

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