



**Washington Rent
Stabilization Survey**
January-February 2025

- ▶ Survey of Registered Voters in Washington. 1,100 total interviews, margin of error ± 3.5 percentage points
- ▶ Mixed-mode (live telephone and email- & text-to-web) methodology
 - Phone interviews were conducted in English by trained, professional interviewers; landlines and mobile phones included
 - Email and text invitations were sent with link to web survey
- ▶ Survey conducted January 26th – February 2nd, 2025

Please note that due to rounding, some percentages may not add up to exactly 100%.

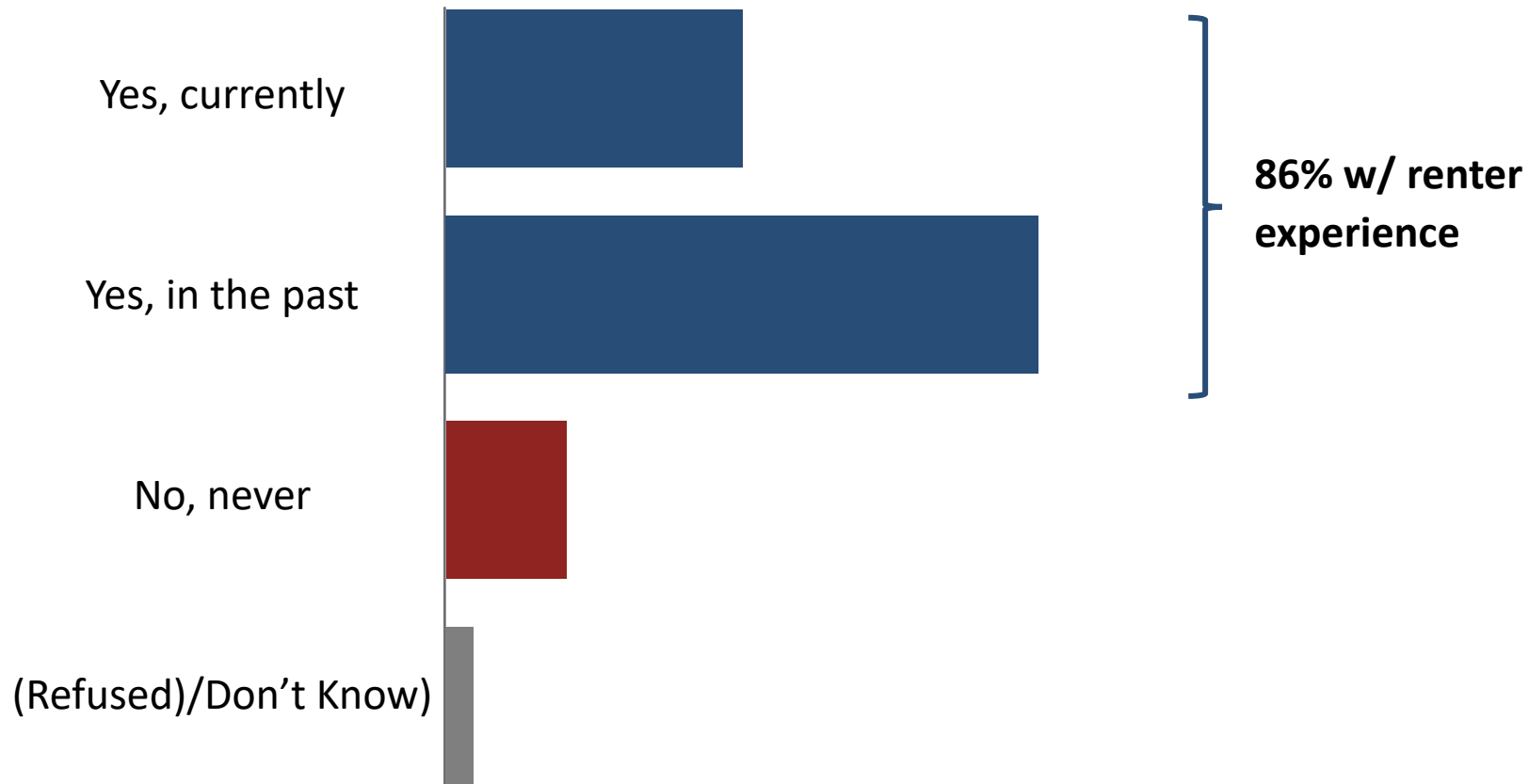
Key Findings

- ▶ Support for a rent stabilization bill is strong, with seven-in-ten voters in support, and a majority saying they strongly support a bill.
- ▶ Prohibiting excessive rent increases and move-in fees are the most popular components of the bill. Exemptions for small landlords, publicly-owned housing, and new builds are more divisive. Almost three-quarters of voters say an exemption for new builds makes them less likely to support the bill.
- ▶ 61% of voters say the limit on rent increases should be 6% or less.
- ▶ Three-quarters of those who have rented say they didn't know how many other units their landlord had, meaning many would not realize if their landlord violated the stabilization rules.

Renter Status

Almost nine-in-ten respondents have experience renting, whether that be currently or in the past.

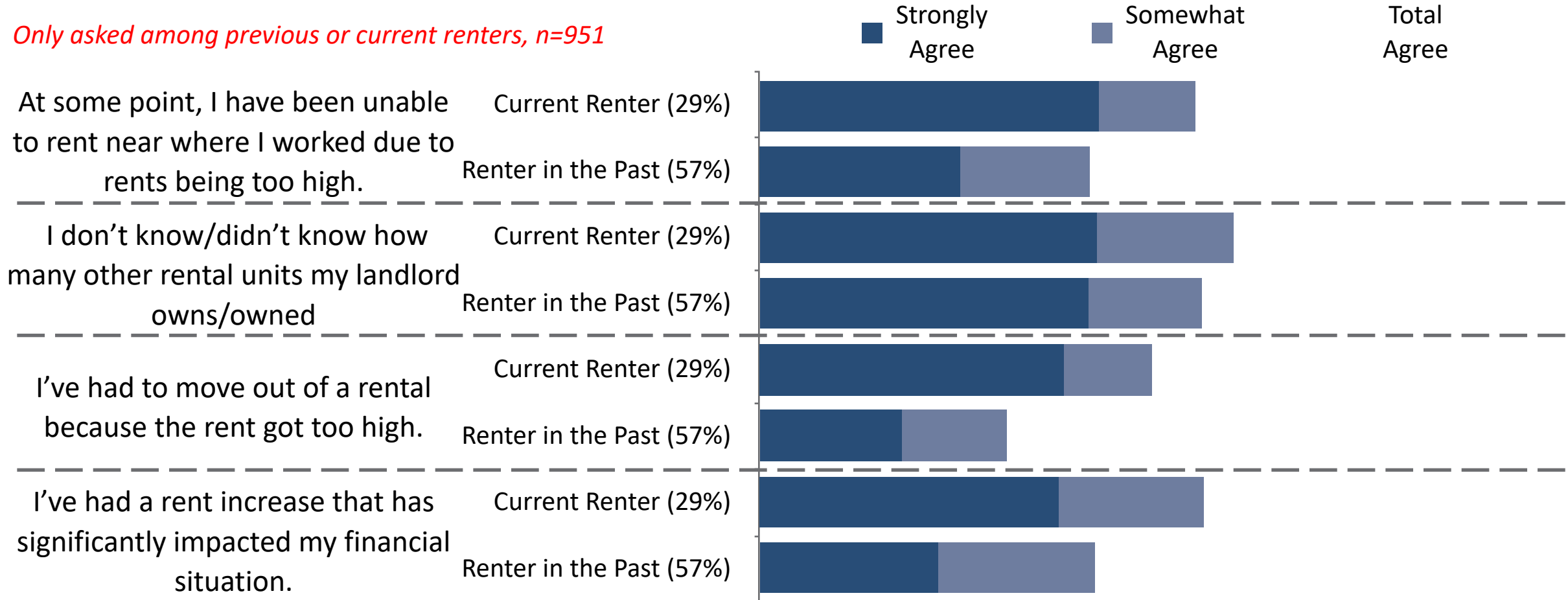
Are you currently or have you ever been a renter?



Renter Agree/Disagree Statements

Current renters are more likely to agree with each of the statements, especially in their intensity. Furthermore, a majority of those who have rented, either currently or previously, have had their financials significantly impacted by a rent increase or have, at some point, been unable to rent near where they work.

Only asked among previous or current renters, n=951



Q5-8. Next, we'd like to ask more about your experience as a renter. Please indicate whether you agree or disagree with the following statements.

Support for Rent Stabilization

Almost three-quarters of voters support a rent stabilization bill, with half of voters strongly supporting it.

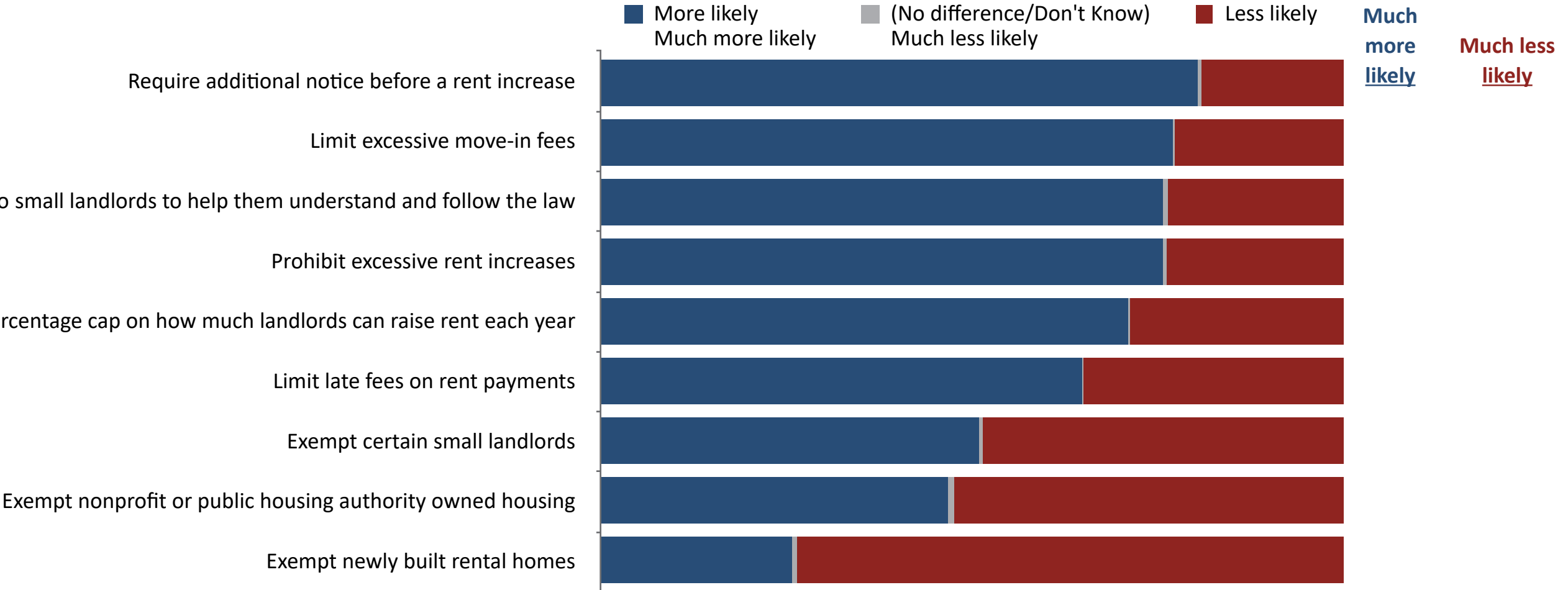
There is a bill in the Washington State Legislature concerning residential rent and fee increases. If passed into law, this bill would require more notice before increasing rent and prohibit excessive rent increases or excessive move-in and late fees, with some exceptions.



Q9. Please indicate whether you support or oppose such a rent stabilization bill.

Possible Elements of the Bill

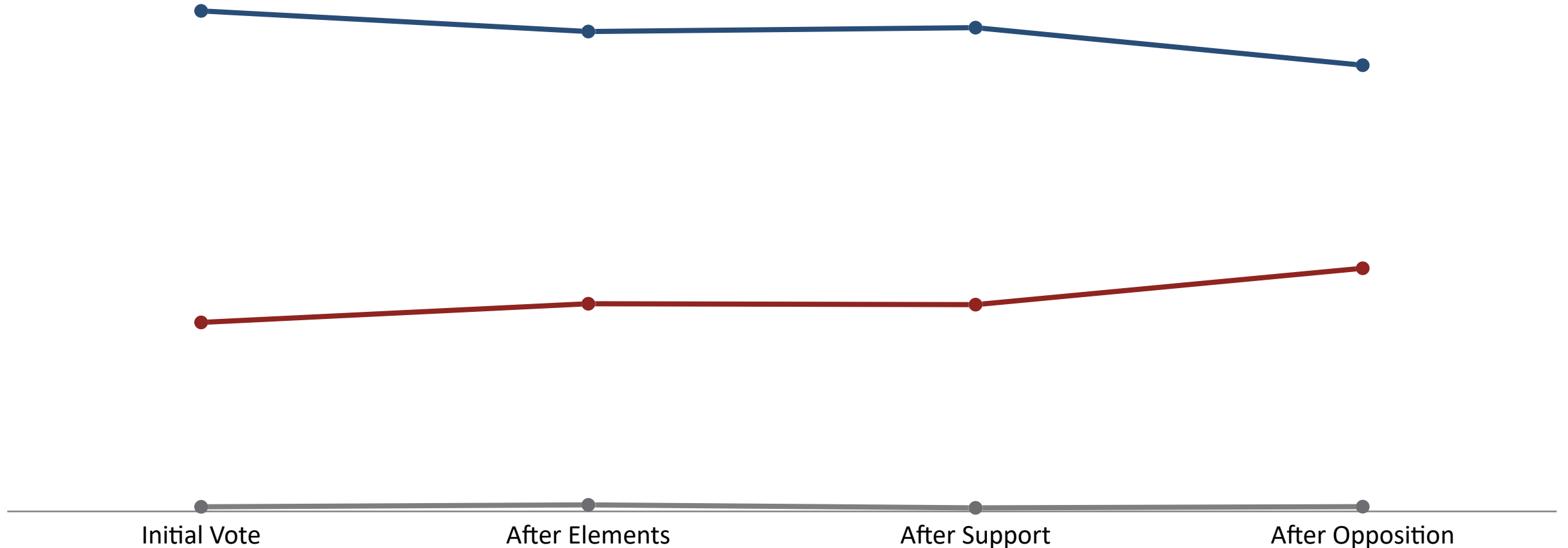
The exemptions and limits on late fees are the only possible elements where the number saying more likely is greater than initial support levels. Exemptions to the bill prove to be divisive, with exemptions for new builds especially unpopular.



Q10-18. Next, you will read some statements about possible elements of this bill. After you read each statement, please indicate if it makes you much more or less likely to support this bill.

Measure Vote Progression

Despite opposition messaging's convincing levels being less than support messaging's, support shifts the most after hearing them, yet it still hovers around two-thirds support.



Reasonable Limit on Rent Increases

Only one-in-five voters say there should not be any limit on rent increases. Three-in-five say the limit on rent increases should be less than what's proposed in the bill.

Currently, there are no limits on how much landlords can increase rent. In Washington, the average rent is \$1,833 per month, and a 7% limit on rent increases would mean that landlords could only raise rent by 7% at most, which would cost the average Washington renter an additional \$1,500 more per year.

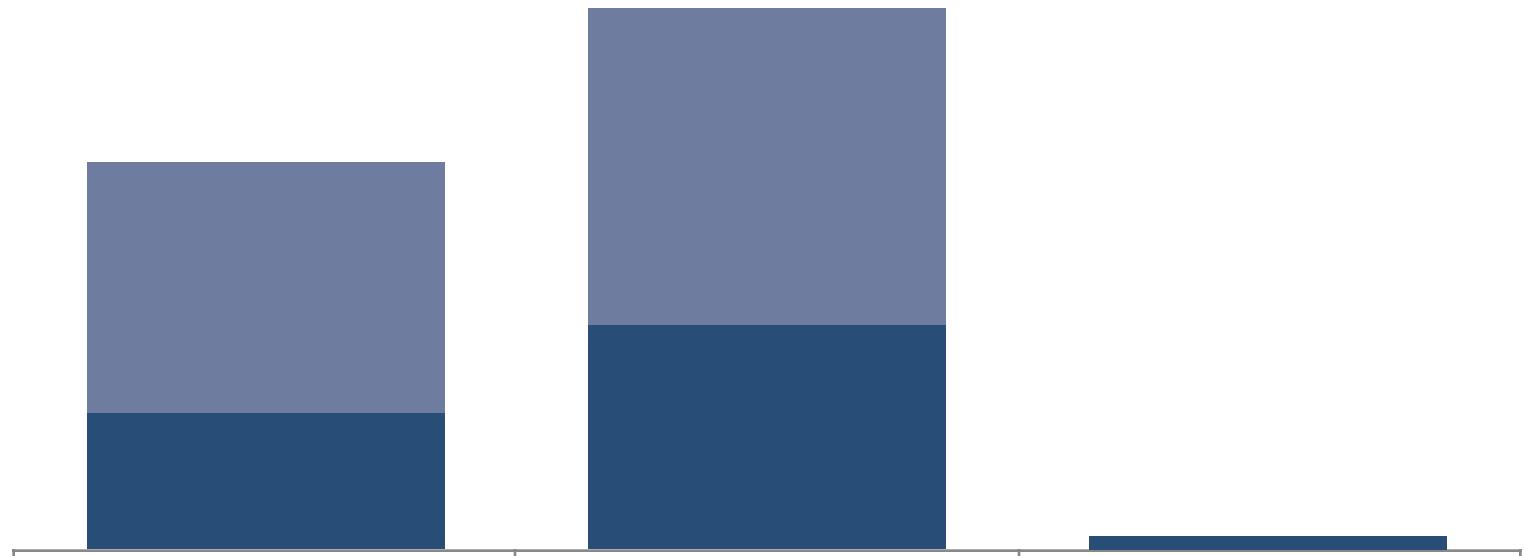
Knowing this, what would you see as a reasonable limit on how much landlords can increase rents – 3% or less, 4 to 6%, 7 to 10%, more than 10%, or should there not be a limit on rent increases?



4 or Fewer Properties Exemption

Similar to earlier in the survey, voters say they would be less likely to support the bill if an exemption for landlords with four or fewer properties.

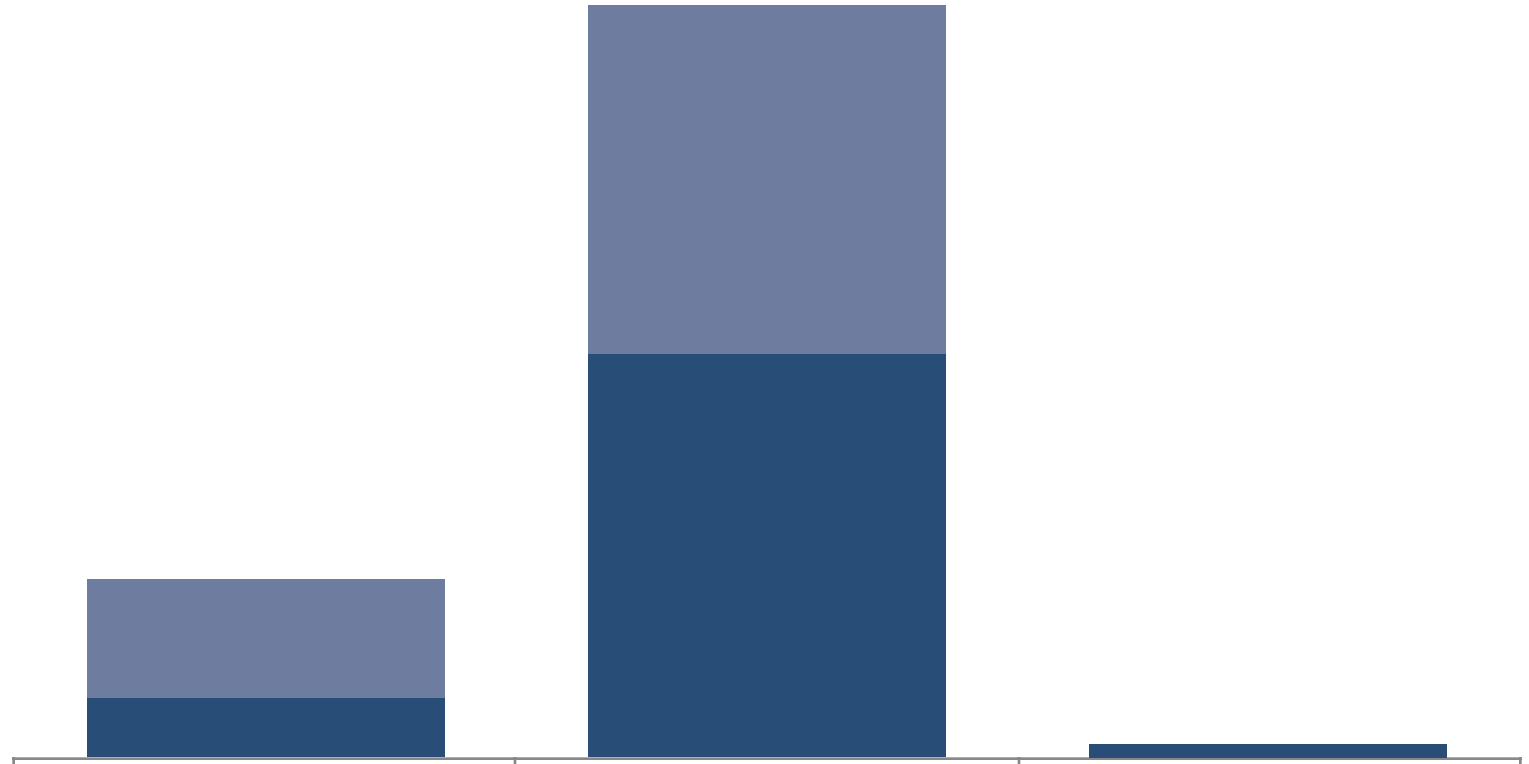
Lobbyists are pushing for an exemption for landlords with four or fewer properties. Some housing advocates say this exemption would create a huge loophole and effectively gut the bill. Many renters don't know how many other units their landlord has and wouldn't know if a rent increase was higher than legally allowed. This is especially true of renters in single-family structures, such as families with children or people in rural areas. Knowing this, does the exemption for small landlords make you much more likely, somewhat more likely, somewhat less likely, or much less likely to support the bill?



10-year Exemption

Four-in-five voters say a 10-year exemption would make them less likely to support the bill.

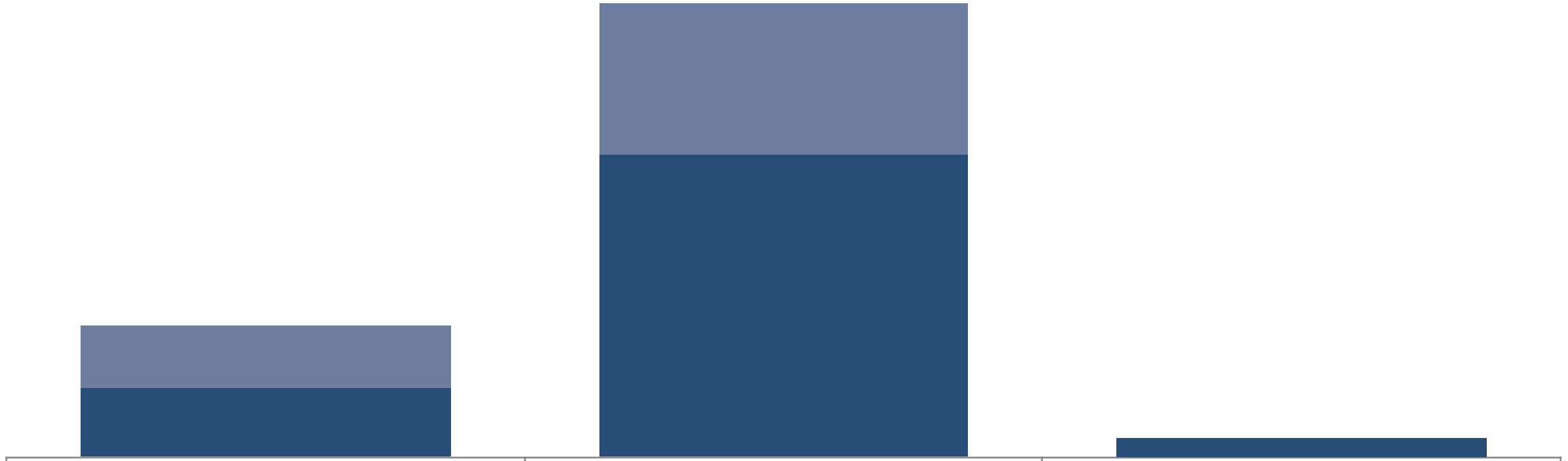
Some people want to include an exemption for any rental units built in the past 10 years. These newer rental units would not be subject to any rent increase limitations until the rental unit was more than 10 years old. Some say this exemption is too long and would leave thousands of renters without much-needed protection from excessive rent increases. Having seen this, does the exemption for the first 10 years after a building opens make you much more likely, somewhat more likely, somewhat less likely, or much less likely to support the bill?



10-year Exemption

Three-in-four voters say a 10-year exemption is too long, with half saying it's much too long.

If Q35=Less Likely, n=899



Q36. Do you think the 10-year exemption is too short, meaning we should exempt building older than 10 years, or too long, meaning we should exempt buildings less than 10 years old?



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