

 Rent caps: coming to a state near you

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TurboTenant Newsletter

April 03, 2025

A MESSAGE FROM SEAMUS NALLY, CEO

Rent caps in WA

Housing is getting less affordable. We've all watched it happen. And we know why: there aren't enough houses.

Following California and Oregon, Washington is now barreling towards becoming the third state with statewide rent control. But there's a problem.

Rent control gives developers little incentive to build more houses and meaningfully increase affordability.

I've even read that "rent control appears to be the most efficient technique presently known to destroy a city—except for bombing."

So this week, we interviewed **Sean Flynn, Executive Director of the Rental Housing Association of Washington (RHAWA)**. We talked about the bill moving forward in the Washington Legislature and what studies show about rent control in general.

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NEW VIDEO

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Make sure your lease includes the necessary language to protect you and your property.

Find out the must-haves in *Be a Better Landlord*.

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WHAT THE COMMUNITY IS SAYING

Last week we asked: Do you think federal layoffs may impact the desirability of markets with a concentrated federal workforce?

Rodney said: "A lot of areas with big numbers of federal workers are pretty desirable, like California, so some will probably see a higher impact than others. It could make housing more affordable in those places if jobs go away."

This week's question is: What do you think about the rent cap law being considered in Washington State?

REPLY

INTEREST RATES for your next investment or [refinance](#).

6.79%

30-Year Fixed
-0.02%



5.91%

15-Year Fixed
-0.03%



Source: Nerdwallet as of 4/3/2025

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