



TO: Interested Parties
FROM: EMC Research
RE: Rent Stabilization
DATE: January 10, 2024

Methodology

These results are from two statewide surveys among likely November 2024 voters in Washington State:

- October 2023: 568 likely Nov. 2024 voters, with an oversample in several LDs, margin of error of ± 4.1 points
- December 2023: 600 likely Nov. 2024 voters, margin of error of ± 4.0 percentage points

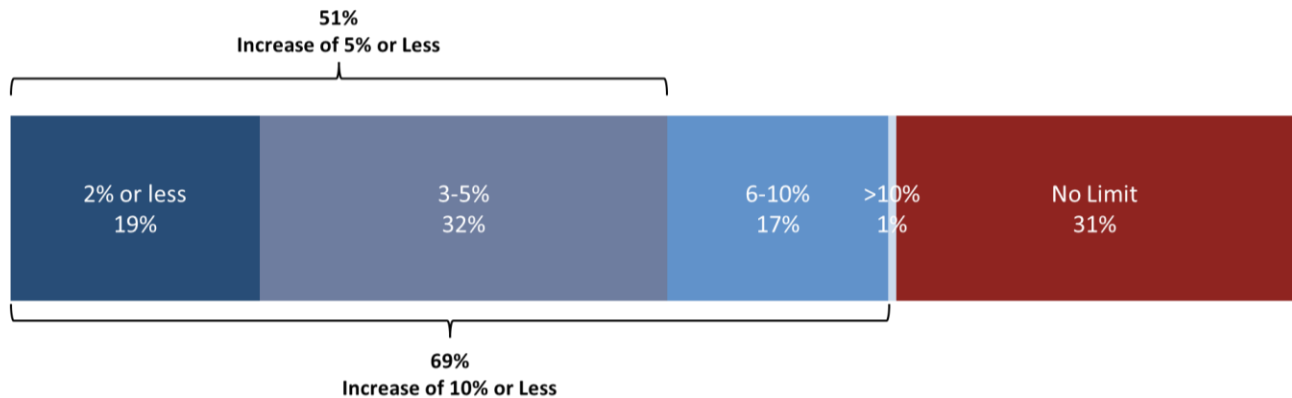
Key Findings

Two-thirds of likely November 2024 voters in Washington support a statewide limit on rent increases and nearly 6-in-10 say they are more likely to support a candidate for legislature or statewide office who supports such limits.

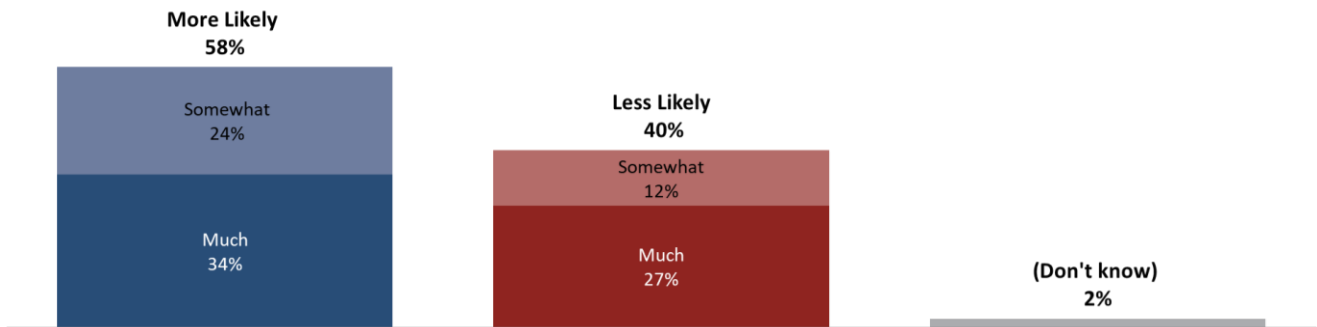
- A majority of voters say rent increases should be capped at 5% or less and two-thirds say the cap should be 10% or less. Only a third of likely November 2024 voters oppose a limit of any kind.
- Nearly 6-in-10 likely voters say they are more likely to vote for a candidate who supports limits on rent increases, with a third saying they would be “much more likely” to support such a candidate.

Reasonable Limit on Rent Increases

Currently, there are no limits on how much landlords can increase rent. A 5% limit on rent increases would mean that landlords could only raise rent by 5% at most, which would cost the average Washington renter about \$1,200 more per year. Knowing this, what would you say is a reasonable limit on how much landlords can increase rents – 2% or less, 3 to 5%, 6 to 10%, more than 10%, or should there not be a limit on rent increases?



Likelihood to Support a Candidate who Supports Limits on Rent Increases



- Voters in every significant subgroup EXCEPT Republicans say they are more likely to support a candidate who supports “put[ting] limits on rent increases.” Even among Republicans, almost 4-in-10 say they are more likely to support a candidate who favors limits on rent increases.
- A majority of likely voters in all regions of the state and in all three vote categories – new/infrequent, infrequent, and perfect voters say they are more likely to support a candidate who favors limits on rent increases.
- Not surprisingly, most renters (72%) say they are more likely to support a candidate who favors limits on rent increases which will make this issue particularly salient in districts with high percentages of renters. But even among homeowners, a majority say they are more likely to support a candidate who favors limits on rent increases.

Likelihood to Support a Candidate who Supports Limits on Rent Increases By Subgroup

