
SUBSTITUTE SENATE BILL 5549

State of Washington

61st Legislature

2009 Regular Session

By Senate Financial Institutions, Housing & Insurance (originally sponsored by Senators Kohl-Welles, Kline, Keiser, Franklin, Kauffman, and Fraser)

READ FIRST TIME 02/25/09.

1 AN ACT Relating to the termination of month to month or other
2 periodic tenancies governed by the residential landlord-tenant act; and
3 amending RCW 59.18.200.

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

5 **Sec. 1.** RCW 59.18.200 and 2008 c 113 s 4 are each amended to read
6 as follows:

7 (1)(a) When premises are rented for an indefinite time, with
8 monthly or other periodic rent reserved, such tenancy shall be
9 construed to be a tenancy from month to month, or from period to period
10 on which rent is payable, and shall be terminated by written notice of
11 (~~twenty~~) thirty days or more, preceding the end of any of the months
12 or periods of tenancy, given by either party to the other.

13 (b) Any tenant who is a member of the armed forces, including the
14 national guard and armed forces reserves, or that tenant's spouse or
15 dependant, may terminate a rental agreement with less than (~~twenty~~)
16 thirty days' notice if the tenant receives reassignment or deployment
17 orders that do not allow a (~~twenty-day~~) thirty-day notice.

18 (2)(a) Whenever a landlord plans to change to a policy of excluding
19 children, the landlord shall give a written notice to a tenant at least

1 ninety days before termination of the tenancy to effectuate such change
2 in policy. Such ninety-day notice shall be in lieu of the notice
3 required by subsection (1) of this section. However, if after giving
4 the ninety-day notice the change in policy is delayed, the notice
5 requirements of subsection (1) of this section shall apply unless
6 waived by the tenant.

7 (b) Whenever a landlord plans to change any apartment or apartments
8 to a condominium form of ownership, the landlord shall provide a
9 written notice to a tenant at least one hundred twenty days before
10 termination of the tenancy, in compliance with RCW 64.34.440(1), to
11 effectuate such change. The one hundred twenty-day notice is in lieu
12 of the notice required in subsection (1) of this section. However, if
13 after providing the one hundred twenty-day notice the change to a
14 condominium form of ownership is delayed, the notice requirements in
15 subsection (1) of this section apply unless waived by the tenant.

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