
SUBSTITUTE HOUSE BILL 2105

State of Washington

67th Legislature

2022 Regular Session

By House Housing, Human Services & Veterans (originally sponsored by Representatives Gilday, Chapman, Walen, Barkis, and Sutherland)

READ FIRST TIME 02/03/22.

1 AN ACT Relating to service of notice on landlords and tenants;
2 and amending RCW 59.20.150.

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

4 **Sec. 1.** RCW 59.20.150 and 1999 c 359 s 14 are each amended to
5 read as follows:

6 (1) Any notice required by this chapter to be given to a tenant
7 shall be served on behalf of the landlord:

8 (a) By delivering a copy personally to the tenant; ~~((e))~~

9 (b) ~~((if))~~ By sending a copy by email to the email address
10 provided by the tenant and also sending a copy through the mail
11 addressed to the tenant at the tenant's last known address so long as
12 the following conditions are met:

13 (i) The rental agreement or other signed document executed by the
14 tenant specifies in bold type that notices will be given to the
15 tenant by email and sent by mail to the tenant's last known address;

16 (ii) The tenant expressly agrees to receive notices by email and
17 mail to the tenant's last known address;

18 (iii) The landlord provides the tenant with the email address
19 from which notices will be sent and directs the tenant to modify his
20 or her email settings to allow email from that address to avoid any
21 filtration systems;

1 (iv) The landlord notifies the tenant of any change in the email
2 address from which notices will be sent prior to the address change;
3 and

4 (v) The landlord continues or resumes personal delivery to the
5 tenant if the:

6 (A) Tenant requests by email, in writing, or verbally to receive
7 notices delivered personally;

8 (B) Landlord receives at least two returned or undeliverable
9 emails;

10 (C) Landlord does not receive an email or written response within
11 two weeks of any email asking for a written response; or

12 (D) Landlord is aware of any extended internet outages that may
13 interfere with email delivery; or

14 (c) If the tenant is absent from the mobile home, manufactured
15 home, or park model by affixing a copy of the notice in a conspicuous
16 place on the mobile home, manufactured home, or park model and also
17 sending a copy through the mail addressed to the tenant at the
18 tenant's last known address.

19 (2) Any notice required by this chapter to be given to the
20 landlord shall be served by the tenant in the same manner as provided
21 for in subsection (1) of this section, ~~((or))~~ by mail to the landlord
22 at such place as shall be expressly provided in the rental agreement,
23 or by sending a copy by email to the email address provided by the
24 landlord so long as the landlord expressly agrees to receive notices
25 by email.

26 (3) The landlord shall state in any notice of eviction required
27 by RCW 59.20.080(1) as now or hereafter amended the specific reason
28 for eviction in a clear and concise manner.

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