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HOUSE BILL 1043

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State of Washington

55th Legislature

1997 Regular Session

By Representatives Schoesler, Dunn and Smith

Read first time 01/13/97. Referred to Committee on Law & Justice.

1 AN ACT Relating to the regulation of residential landlord-tenant  
2 duties; and adding a new section to chapter 59.18 RCW.

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

4 NEW SECTION. **Sec. 1.** A new section is added to chapter 59.18 RCW  
5 to read as follows:

6 The state of Washington hereby fully occupies and preempts the  
7 entire field of landlord-tenant regulation within the boundaries of the  
8 state. Local laws that are inconsistent with, more restrictive than,  
9 or exceed the requirements of state law shall not be enacted and are  
10 preempted and repealed, regardless of the nature of the code, charter,  
11 or home rule status of the city, town, county, or other municipality.

12 Affirmative defenses to an unlawful detainer action that change the  
13 duties of a landlord or tenant that are inconsistent with, more  
14 restrictive than, or exceed the requirements of state law shall not be  
15 enacted and are preempted and repealed, regardless of the nature of the  
16 code, charter, or home rule status of the city, town, county, or other  
17 municipality.

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