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HOUSE BILL 3033

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State of Washington

56th Legislature

2000 Regular Session

By Representatives Alexander, D. Schmidt, Veloria, Van Luven, Dunn, Campbell, Fortunato, Edwards, Haigh, Skinner and Woods

Read first time 01/26/2000. Referred to Committee on Economic Development, Housing & Trade.

1 AN ACT Relating to termination of rental agreements by members of  
2 the armed forces; and amending RCW 59.18.200.

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

4 **Sec. 1.** RCW 59.18.200 and 1979 ex.s. c 70 s 1 are each amended to  
5 read as follows:

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

12 (2) Any tenant who is a member of the armed forces may terminate a  
13 rental agreement with less than twenty days' notice if they receive  
14 reassignment orders which do not allow greater notice. If notice is  
15 given under this subsection, the landlord must refund moneys paid as  
16 deposit or security for performance under the provisions of RCW  
17 59.18.280.

18 (3) Whenever a landlord plans to change any apartment or apartments  
19 to a condominium form of ownership or plans to change to a policy of

1 excluding children, the landlord shall give a written notice to a  
2 tenant at least ninety days before termination of the tenancy to  
3 effectuate such change in policy. Such ninety-day notice shall be in  
4 lieu of the notice required by subsection (1) of this section:  
5 PROVIDED, That if after giving the ninety-day notice the change in  
6 policy is delayed, the notice requirements of subsection (1) of this  
7 section shall apply unless waived by the tenant.

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