
ENGROSSED HOUSE BILL 1694

State of Washington

66th Legislature

2019 Regular Session

By Representatives Morgan, Macri, Riccelli, Goodman, Jinkins, Cody, Stonier, Robinson, Appleton, Pollet, Gregerson, and Frame

Read first time 01/28/19. Referred to Committee on Civil Rights & Judiciary.

1 AN ACT Relating to allowing tenants to pay certain sums in
2 installments; 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
5 RCW to read as follows:

6 (1)(a) Except as provided in (b) of this subsection, upon receipt
7 of a tenant's written request, a landlord must permit the tenant to
8 pay any deposits, nonrefundable fees, and last month's rent in
9 installments.

10 (b) A landlord is not required to permit a tenant to pay in
11 installments if the total amount of the deposits and nonrefundable
12 fees do not exceed twenty-five percent of the first full month's rent
13 and payment of the last month's rent is not required at the inception
14 of the tenancy.

15 (2) In all cases where premises are rented for a specified time
16 that is three months or longer, the tenant may elect to pay any
17 deposits, nonrefundable fees, and last month's rent in three
18 consecutive and equal monthly installments, beginning at the
19 inception of the tenancy. In all other cases, the tenant may elect to
20 pay any deposits, nonrefundable fees, and last month's rent in two

1 consecutive and equal monthly installments, beginning at the
2 inception of the tenancy.

3 (3) A landlord may not impose any fee, charge any interest, or
4 otherwise impose a cost on a tenant because a tenant elects to pay in
5 installments. Installment payments are due at the same time as rent
6 is due. All installment schedules must be in writing and signed by
7 the landlord and the tenant.

8 (4) A fee or deposit to hold a dwelling unit or secure that the
9 prospective tenant will move into a dwelling unit, as authorized
10 under RCW 59.18.253, shall not be considered a deposit or
11 nonrefundable fee for purposes of this section.

--- END ---