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**HOUSE BILL 2040**

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**State of Washington 65th Legislature 2017 Regular Session**

**By** Representatives Frame, Robinson, Jinkins, Bergquist, Ormsby, Stanford, and Macri

AN ACT Relating to increasing the notice of termination for tenancies under the residential landlord-tenant act; and amending RCW 59.18.200.

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

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

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

(b) If a tenant has occupied the premises for two or more years, such tenancy shall be terminated by written notice of sixty days or more, preceding the end of any of the months of periods of tenancy, given by either party to the other.

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

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

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

**--- END ---**