

SHB 2453 - H AMD 1335

By Representative Young

1 On page 8, line 1, after "(c)" insert "(i)"

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3 On page 8, line 6, after "tenant" insert "."

4 (ii) For purposes of this subsection, "waste or nuisance"
5 includes:

6 (A) Failing to maintain the exterior of the property or
7 landscaping to the extent that it is the tenant's obligation to
8 maintain;

9 (B) Failing to report a water leak or water intrusion within three
10 days of discovery;

11 (C) Causing a fire on the property;

12 (D) Smoking in or on the property if prohibited by the lease or by
13 property rules;

14 (E) Bringing an unauthorized pet onto the property;

15 (F) Causing damage to the property through an act of violence; and

16 (G) Creating an unsanitary condition that leads to pest
17 infestation on the property"

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EFFECT: Defines "waste or nuisance", for purposes of the cause based on waste or nuisance, to include a variety of specified actions/inactions, such as failing to maintain the exterior of the property when that is the tenant's responsibility, causing a fire on the property, and bringing an unauthorized pet onto the property.

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