**1236-S.E AMS GILD S2595.2 - NOT FOR FLOOR USE**

**ESHB 1236** - S AMD TO S AMD (S-2587.1/21) **599**

By Senator Gildon

**WITHDRAWN 04/08/2021**

On page 12, line 12, after "lease" insert ";

(q) The tenant continues in possession after having received a 60-day notice to vacate in advance of the expiration of a rental agreement based on the tenant failing or refusing to sign a proposed new rental agreement offered by the landlord that includes a rent increase due to the landlord experiencing an increase in property taxes on the rental premises; provided, that the landlord offered the proposed new rental agreement at least 90 days prior to the expiration of the current rental agreement and the tenant has clearly communicated before receipt of the 60-day notice that they will be unable to pay the increased rent rate"

EFFECT: Allows a landlord to refuse to continue or renew a tenancy with a 60-day notice if the tenant fails or refuses to sign a proposed new rental agreement offered at least 90 days before the lease ends that includes a rent increase due to increased property taxes, and the tenant has communicated before receipt of the notice that they are unable to pay the increased rent rate.