1236-S.E AMS WARN POPO 143

**ESHB 1236** - S AMD TO S AMD (S-2683.3/21) **700**

By Senator Warnick

**NOT ADOPTED 04/08/2021**

On page 8, after line 12, insert the following:

"(g) This section does not apply to a landlord who owns a rental property with no more than four dwelling units."

On page 13, line 24, after "landlord." insert "A landlord who owns a rental property with no more than four dwelling units may end a monthly or periodic tenancy by providing the tenant a written notice of 20 days or more, preceding the end of any of the months or periods of tenancy."

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|  | EFFECT: (1) Exempts landlords who own a rental property with no more than four dwelling units from the specific enumerated causes required to evict a tenant, refuse to continue a tenancy, or end a periodic tenancy.  (2) Clarifies that landlords who own a rental property with no more than four dwelling units may end a periodic tenancy upon providing at least a 20-day written notice to the tenant. |

**--- END ---**