H-2255.2

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**HOUSE BILL 2105**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**State of Washington 67th Legislature 2022 Regular Session**

**By** Representatives Gilday, Chapman, Walen, Barkis, and Sutherland

AN ACT Relating to service of notice on landlords and tenants; and amending RCW 59.20.150.

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

**Sec.**  RCW 59.20.150 and 1999 c 359 s 14 are each amended to read as follows:

(1) Any notice required by this chapter to be given to a tenant shall be served on behalf of the landlord:

(a) By delivering a copy personally to the tenant; ((~~or~~))

(b) ((~~if~~)) By sending a copy by email to the email address provided by the tenant and also sending a copy through the mail addressed to the tenant at the tenant's last known address so long as the following conditions are met:

(i) The rental agreement or other signed document executed by the tenant specifies in bold type that notices will be given to the tenant by email;

(ii) The tenant expressly agrees to receive notices by email;

(iii) The landlord provides the tenant with the email address from which notices will be sent and directs the tenant to modify his or her email settings to allow email from that address to avoid any filtration systems; and

(iv) The landlord notifies the tenant of any change in the email address from which notices will be sent prior to the address change; or

(c) If the tenant is absent from the mobile home, manufactured home, or park model by affixing a copy of the notice in a conspicuous place on the mobile home, manufactured home, or park model and also sending a copy through the mail addressed to the tenant at the tenant's last known address.

(2) Any notice required by this chapter to be given to the landlord shall be served by the tenant in the same manner as provided for in subsection (1) of this section, ((~~or~~)) by mail to the landlord at such place as shall be expressly provided in the rental agreement, or by sending a copy by email to the email address provided by the landlord so long as the landlord expressly agrees to receive notices by email.

(3) The landlord shall state in any notice of eviction required by RCW 59.20.080(1) as now or hereafter amended the specific reason for eviction in a clear and concise manner.

**--- END ---**