2114-S AMH WALE BORC 050

**SHB 2114** - H AMD **1017**

By Representative Walen

**WITHDRAWN 02/13/2024**

 On page 4, after line 4, insert the following:

 "(6) Prior to bringing an action for damages pursuant to subsection (5) of this section, the tenant must provide to the landlord, by certified mail with a return receipt requested, a written statement identifying specific violations that the tenant alleges have occurred or are occurring. If, at least 30 days after issuing the warning letter, the tenant believes that the landlord has failed to cure any alleged violation, the tenant may bring an action against the landlord pursuant to subsection (5) of this section."

 Renumber the remaining subsections consecutively and correct any internal references accordingly.

 On page 7, at the beginning of line 26, insert "(1)"

 On page 7, after line 36, insert the following:

 "(2) Prior to bringing an action for damages pursuant to subsection (1) of this section, the attorney general must provide to the landlord, by certified mail with a return receipt requested, a written statement identifying specific violations that the attorney general alleges have occurred or are occurring. If, at least 30 days after issuing the warning letter, the attorney general believes that the landlord has failed to cure any alleged violation, the attorney general may bring an action against the landlord pursuant to subsection (1) of this section."

On page 12, after line 33, insert the following:

 "(6) Prior to bringing an action for damages pursuant to subsection (5) of this section, the tenant must provide to the landlord, by certified mail with a return receipt requested, a written statement identifying specific violations that the tenant alleges have occurred or are occurring. If, at least 30 days after issuing the warning letter, the tenant believes that the landlord has failed to cure any alleged violation, the tenant may bring an action against the landlord pursuant to subsection (5) of this section."

 Renumber the remaining subsections consecutively and correct any internal references accordingly.

 On page 15, at the beginning of line 32, insert "(1)"

 On page 16, after line 3, insert the following:

 "(2) Prior to bringing an action for damages pursuant to subsection (1) of this section, the attorney general must provide to the landlord, by certified mail with a return receipt requested, a written statement identifying specific violations that the attorney general alleges have occurred or are occurring. If, at least 30 days after issuing the warning letter, the attorney general believes that the landlord has failed to cure any alleged violation, the attorney general may bring an action against the landlord pursuant to subsection (1) of this section."

 Correct the title.

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|  |  EFFECT: Creates a cure period of 30 days for landlords whereby, prior to filing an action for damages for noncompliance with this act, the Attorney General or a tenant must provide the landlord with notice of their alleged violations and provide an opportunity to correct them.  |

**--- END ---**