

---

**SUBSTITUTE SENATE BILL 5180**

---

**State of Washington**

**52nd Legislature**

**1991 Regular Session**

**By** Senate Committee on Law & Justice (originally sponsored by Senators Nelson, Vognild and Sellar).

Read first time February 20, 1991.

1       AN ACT Relating to cities and towns; and adding a new section to  
2 chapter 35.80 RCW.

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

4       NEW SECTION.   **Sec. 1.** A new section is added to chapter 35.80 RCW  
5 to read as follows:

6       A city or town may authorize civil actions by private parties to  
7 seek the appointment of a receiver to manage privately owned, leased,  
8 or rented residential and multifamily real property on the grounds that  
9 the property is unfit or in violation of state or local health and  
10 safety laws. For the purposes of this section:

11       (1) A receiver may not be appointed unless a tenant has requested  
12 the appropriate local government to inspect the premises under RCW  
13 59.18.115 and the building inspector has certified that the premises is  
14 substantially unfit for human habitation or is a substantial risk to  
15 the health and safety of the tenant, and at least three months have

1 elapsed since the certification and the landlord has not remedied the  
2 substandard or dangerous conditions; and

3 (2) Before appointing a receiver, the court shall make a finding  
4 based on substantial and compelling evidence that uninhabitable  
5 conditions exist in the property at issue.

6 NEW SECTION. **Sec. 2.** If any provision of this act or its  
7 application to any person or circumstance is held invalid, the  
8 remainder of the act or the application of the provision to other  
9 persons or circumstances is not affected.