
SENATE BILL 5986

State of Washington 52nd Legislature 1991 1st Special Session

By Senators Wojahn, Newhouse and Rasmussen.

Read first time June 12, 1991. Referred to Committee on Law & Justice.

1 AN ACT Relating to tenant duties under the landlord-tenant act; and
2 amending RCW 59.18.130.

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

4 **Sec. 1.** RCW 59.18.130 and 1991 c 154 s 3 are each amended to read
5 as follows:

6 Each tenant shall pay the rental amount at such times and in such
7 amounts as provided for in the rental agreement or as otherwise
8 provided by law and comply with all obligations imposed upon tenants by
9 applicable provisions of all municipal, county, and state codes,
10 statutes, ordinances, and regulations, and in addition shall:

11 (1) Keep that part of the premises which he occupies and uses as
12 clean and sanitary as the conditions of the premises permit;

13 (2) Properly dispose from his dwelling unit all rubbish, garbage,
14 and other organic or flammable waste, in a clean and sanitary manner at

1 reasonable and regular intervals, and assume all costs of extermination
2 and fumigation for infestation caused by the tenant;

3 (3) Properly use and operate all electrical, gas, heating, plumbing
4 and other fixtures and appliances supplied by the landlord;

5 (4) Not intentionally or negligently destroy, deface, damage,
6 impair, or remove any part of the structure or dwelling, with the
7 appurtenances thereto, including the facilities, equipment, furniture,
8 furnishings, and appliances, or permit any member of his family,
9 invitee, licensee, or any person acting under his control to do so.
10 Violations may be prosecuted under chapter 9A.48 RCW if the destruction
11 is intentional and malicious;

12 (5) Not permit a nuisance or common waste;

13 (6) Not engage in drug-related activity at the rental premises, or
14 allow a subtenant, sublessee, resident, or anyone else to engage in
15 drug-related activity at the rental premises with the knowledge or
16 consent of the tenant. "Drug-related activity" means that activity
17 which constitutes a violation of chapter 69.41, 69.50, or 69.52 RCW;

18 (7) Maintain the smoke detection device in accordance with the
19 manufacturer's recommendations, including the replacement of batteries
20 where required for the proper operation of the smoke detection device,
21 as required in RCW 48.48.140(3); ((and))

22 (8) Not engage in gang activities which endanger the premises or
23 any neighboring premises or persons, including but not limited to gang-
24 related fighting or use of firearms or other weapons in gang-related
25 violence; and

26 (9) Upon termination and vacation, restore the premises to their
27 initial condition except for reasonable wear and tear or conditions
28 caused by failure of the landlord to comply with his obligations under
29 this chapter: PROVIDED, That the tenant shall not be charged for
30 normal cleaning if he has paid a nonrefundable cleaning fee.