

HOUSE RESOLUTION NO. 94-4729, by Representatives Wineberry, Schoesler, Quall, Veloria, Chandler, Casada, Sheahan, Conway, Shin, Appelwick, Springer, Romero and Morris

WHEREAS, In 1985 the state Supreme Court in State v. Schwab held that violations of the residential landlord-tenant act do not constitute violations of the consumer protection act; and

WHEREAS, Prior to 1985, the attorney general's office enforced violations of the residential landlord-tenant act through remedies available under the consumer protection act; and

WHEREAS, Significant disputes arise in the relationship between a landlord and tenant which currently require formal or judicial resolution; and

WHEREAS, Efficient and speedy resolution of these disputes is consistent with the purposes of the residential landlord-tenant act and is in the best interest of both the landlord and the tenant; and

WHEREAS, It is in the best interest of all parties to study the relationship between state and local residential landlord-tenant regulations; and

WHEREAS, Questions have been raised about the adequacy of the rights and remedies available to both landlords and tenants in regulating their relationship under the residential landlord-tenant act; and

WHEREAS, The affected constituencies including the public interest must be provided as adequate opportunity to participate in the resolution of the disputes which have developed in landlord-tenant relationships;

NOW, THEREFORE, BE IT RESOLVED, By the House of Representatives of the state of Washington, That the House Committee on Trade, Economic Development and Housing shall study the issues relating to residential landlord-tenant relationships, including the solicitation of testimony from all affected constituencies; and

BE IT FURTHER RESOLVED, That the committee shall explore cost-efficient dispute resolution alternatives for residential landlord-tenant issues, including the adequacy of the rights and remedies for settling disputes available to landlords and tenants under the residential landlord-tenant act; and

BE IT FURTHER RESOLVED, That the committee shall report its findings and recommendations to the legislature by December 1, 1995.