

1717

Sponsor(s): Representatives Cody and Campbell

Brief Description: Authorizing separate billing of tenants for water and wastewater services.

HB 1717.E - DIGEST

(AS OF HOUSE 2ND READING 3/13/03)

Authorizes a landlord to charge a tenant separately for water or wastewater services by allocating the charges separately through a ratio utility billing system that complies with this act.

Provides that a landlord who allocates charges separately for water or wastewater services may allocate the costs to each tenant by using one or more of the following ratio utility billing system methods: (1) Per tenant;

(2) Proportionately by liveable square footage;

(3) Per type of unit;

(4) Per number of water fixtures; or

(5) Any other method that fairly allocates the charges.

Provides that, if a landlord fails to comply with the requirements of this act, and the failure was not caused by the tenant, the tenant may terminate the rental agreement by written notice under RCW 59.18.090. In addition, a landlord who fails to comply with this act shall be liable to the tenant in a civil action for actual damages, attorneys' fees, and a penalty of one hundred dollars. If the court determines that the landlord deliberately failed to comply with the requirements of this act, the court shall impose a penalty of two hundred dollars.