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**SHB 2453** - H AMD **1335**

By Representative Young

 On page 8, line 1, after "(c)" insert "(i)"

 On page 8, line 6, after "tenant" insert ".

 (ii) For purposes of this subsection, "waste or nuisance" includes:

 (A) Failing to maintain the exterior of the property or landscaping to the extent that it is the tenant's obligation to maintain;

 (B) Failing to report a water leak or water intrusion within three days of discovery;

 (C) Causing a fire on the property;

 (D) Smoking in or on the property if prohibited by the lease or by property rules;

 (E) Bringing an unauthorized pet onto the property;

 (F) Causing damage to the property through an act of violence; and

 (G) Creating an unsanitary condition that leads to pest infestation on the property"

|  |  |
| --- | --- |
|  |  EFFECT:   Defines "waste or nuisance", for purposes of the cause based on waste or nuisance, to include a variety of specified actions/inactions, such as failing to maintain the exterior of the property when that is the tenant's responsibility, causing a fire on the property, and bringing an unauthorized pet onto the property. |

**--- END ---**