H-1793.1

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**SUBSTITUTE HOUSE BILL 1440**

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**State of Washington 66th Legislature 2019 Regular Session**

**By** House Civil Rights & Judiciary (originally sponsored by Representatives Robinson, Macri, Riccelli, Gregerson, Doglio, Tarleton, Kloba, Frame, Jinkins, Morgan, Ortiz-Self, and Ormsby)

AN ACT Relating to providing longer notice of rent increases; and amending RCW 59.18.140.

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

**Sec.**  RCW 59.18.140 and 2010 c 8 s 19022 are each amended to read as follows:

(1) The tenant shall conform to all reasonable obligations or restrictions, whether denominated by the landlord as rules, rental agreement, rent, or otherwise, concerning the use, occupation, and maintenance of his or her dwelling unit, appurtenances thereto, and the property of which the dwelling unit is a part if such obligations and restrictions are not in violation of any of the terms of this chapter and are not otherwise contrary to law, and if such obligations and restrictions are brought to the attention of the tenant at the time of his or her initial occupancy of the dwelling unit and thus become part of the rental agreement.

(2) Except for termination of tenancy and an increase in the amount of rent, after thirty days written notice to each affected tenant, a new rule of tenancy ((~~including a change in the amount of rent~~)) may become effective upon completion of the term of the rental agreement or sooner upon mutual consent.

(3)(a) Except as provided in (b) of this subsection, a landlord shall provide a minimum of sixty days' prior written notice of an increase in the amount of rent to each affected tenant.

(b) If the rental agreement governs a subsidized tenancy where the amount of rent is based on the income of the tenant, a landlord shall provide a minimum of thirty days' prior written notice of an increase in the amount of rent to each affected tenant.

(c) An increase in the amount of rent may not become effective prior to the completion of the term of the rental agreement.

**--- END ---**