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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)

READ FIRST TIME 02/19/19.

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

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

4 **Sec. 1.** RCW 59.18.140 and 2010 c 8 s 19022 are each amended to  
5 read as follows:

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

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

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

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

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

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