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HOUSE BILL 1460

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State of Washington

66th Legislature

2019 Regular Session

By Representatives Barkis, Reeves, Kirby, Jenkin, Walsh, Stokesbary, Hoff, Gildon, Chambers, Griffey, Dye, Vick, Volz, and Irwin

Read first time 01/22/19. Referred to Committee on Civil Rights & Judiciary.

1 AN ACT Relating to notice requirements for rent increases; and  
2 amending RCW 59.18.140, 35.21.830, and 36.01.130.

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

20 (2) After thirty days' written notice to each affected tenant in  
21 the case of a rent increase of ten percent or less, or after sixty

1 days' written notice to each affected tenant in the case of a rent  
2 increase of more than ten percent, a rent increase may become  
3 effective upon completion of the term of the rental agreement or  
4 sooner upon mutual consent.

5 **Sec. 2.** RCW 35.21.830 and 1981 c 75 s 1 are each amended to read  
6 as follows:

7 The imposition of controls on rent is of statewide significance  
8 and is preempted by the state. No city or town of any class may  
9 enact, maintain, or enforce ordinances or other provisions which  
10 regulate the amount of rent to be charged, or prescribe notice  
11 requirements for rent increases, for single-family or multiple-unit  
12 residential rental structures or sites other than properties in  
13 public ownership, under public management, or properties providing  
14 low-income rental housing under joint public-private agreements for  
15 the financing or provision of such low-income rental housing. This  
16 section shall not be construed as prohibiting any city or town from  
17 entering into agreements with private persons which regulate or  
18 control the amount of rent to be charged for rental properties or  
19 prescribe notice requirements for rent increases.

20 **Sec. 3.** RCW 36.01.130 and 1991 c 363 s 43 are each amended to  
21 read as follows:

22 The imposition of controls on rent is of statewide significance  
23 and is preempted by the state. No county may enact, maintain, or  
24 enforce ordinances or other provisions which regulate the amount of  
25 rent to be charged, or prescribe notice requirements for rent  
26 increases, for single-family or multiple-unit residential rental  
27 structures or sites other than properties in public ownership, under  
28 public management, or properties providing low-income rental housing  
29 under joint public-private agreements for the financing or provision  
30 of such low-income rental housing. This section shall not be  
31 construed as prohibiting any county from entering into agreements  
32 with private persons which regulate or control the amount of rent to  
33 be charged for rental properties or prescribe notice requirements for  
34 rent increases.

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