
HOUSE BILL 1461

State of Washington

66th Legislature

2019 Regular Session

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

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

1 AN ACT Relating to notices for termination of a residential
2 tenancy; and amending RCW 59.18.200.

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

4 **Sec. 1.** RCW 59.18.200 and 2008 c 113 s 4 are each amended to
5 read as follows:

6 (1)(a) When premises are rented for an indefinite time, with
7 monthly or other periodic rent reserved, such tenancy shall be
8 construed to be a tenancy from month to month, or from period to
9 period on which rent is payable, and shall be terminated by written
10 notice of (~~twenty~~) thirty days or more, preceding the end of any of
11 the months or periods of tenancy, given by either party to the other.

12 (b) Any tenant who is a member of the armed forces, including the
13 national guard and armed forces reserves, or that tenant's spouse or
14 dependent, may terminate a rental agreement with less than (~~twenty~~)
15 thirty days' notice if the tenant receives reassignment or deployment
16 orders that do not allow a (~~twenty~~) thirty-day notice.

17 (2)(a) Whenever a landlord plans to change to a policy of
18 excluding children, the landlord shall give a written notice to a
19 tenant at least ninety days before termination of the tenancy to
20 effectuate such change in policy. Such ninety-day notice shall be in
21 lieu of the notice required by subsection (1) of this section.

1 However, if after giving the ninety-day notice the change in policy
2 is delayed, the notice requirements of subsection (1) of this section
3 shall apply unless waived by the tenant.

4 (b) Whenever a landlord plans to change any apartment or
5 apartments to a condominium form of ownership, the landlord shall
6 provide a written notice to a tenant at least one hundred twenty days
7 before termination of the tenancy, in compliance with RCW
8 64.34.440(1), to effectuate such change. The one hundred twenty-day
9 notice is in lieu of the notice required in subsection (1) of this
10 section. However, if after providing the one hundred twenty-day
11 notice the change to a condominium form of ownership is delayed, the
12 notice requirements in subsection (1) of this section apply unless
13 waived by the tenant.

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