

CERTIFICATION OF ENROLLMENT

ENGROSSED SUBSTITUTE HOUSE BILL 1440

Chapter 105, Laws of 2019

66th Legislature
2019 Regular Session

LANDLORDS--NOTICE OF RENT INCREASES

EFFECTIVE DATE: July 28, 2019

Passed by the House March 5, 2019
Yeas 62 Nays 36

FRANK CHOPP

Speaker of the House of Representatives

Passed by the Senate April 10, 2019
Yeas 29 Nays 18

CYRUS HABIB

President of the Senate

Approved April 23, 2019 3:56 PM

JAY INSLEE

Governor of the State of Washington

CERTIFICATE

I, Bernard Dean, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **ENGROSSED SUBSTITUTE HOUSE BILL 1440** as passed by House of Representatives and the Senate on the dates hereon set forth.

BERNARD DEAN

Chief Clerk

FILED

April 24, 2019

**Secretary of State
State of Washington**

ENGROSSED SUBSTITUTE HOUSE BILL 1440

Passed Legislature - 2019 Regular Session

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, and any
4 increase in the amount of rent may not become effective prior to the
5 completion of the term of the rental agreement.

6 (b) If the rental agreement governs a subsidized tenancy where
7 the amount of rent is based on the income of the tenant or
8 circumstances specific to the subsidized household, a landlord shall
9 provide a minimum of thirty days' prior written notice of an increase
10 in the amount of rent to each affected tenant. An increase in the
11 amount of rent may become effective upon completion of the term of
12 the rental agreement or sooner upon mutual consent.

Passed by the House March 5, 2019.

Passed by the Senate April 10, 2019.

Approved by the Governor April 23, 2019.

Filed in Office of Secretary of State April 24, 2019.

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