**1236-S.E AMS WARN S2604.1 - NOT FOR FLOOR USE**

**ESHB 1236** - S AMD TO S AMD (S-2587.1/21) **596**

By Senator Warnick

**OUT OF ORDER 04/05/2021**

On page 8, after line 6, insert the following:

"(g) This section does not apply to a landlord who owns a rental property with no more than four dwelling units."

On page 13, line 21, after "landlord." insert "A landlord who owns a rental property with no more than four dwelling units may terminate a monthly or periodic tenancy by providing the tenant a written notice of 20 days or more, preceding the end of any of the months or periods of tenancy."

EFFECT: (1) Exempts landlords who own a rental property with no more than four dwelling units from the specific enumerated causes required to evict a tenant, refuse to continue a tenancy, or terminate a periodic tenancy.

(2) Clarifies that landlords who own a rental property with no more than four dwelling units may terminate a periodic tenancy upon providing at least a 20-day written notice to the tenant.