

ESHB 1236 - S AMD TO S AMD (S-2683.3/21) **698**

By Senator Gildon

NOT ADOPTED 04/08/2021

1 On page 12, line 16, after "lease" insert "
2 (q) The tenant continues in possession after having received a
3 60-day notice to vacate in advance of the expiration of a rental
4 agreement based on the tenant failing or refusing to sign a proposed
5 new rental agreement offered by the landlord that includes a rent
6 increase due to the landlord experiencing an increase in property
7 taxes on the rental premises; provided, that the landlord offered
8 the proposed new rental agreement at least 90 days prior to the
9 expiration of the current rental agreement and the tenant has
10 clearly communicated before receipt of the 60-day notice that they
11 will be unable to pay the increased rent rate"

12 EFFECT: Allows a landlord to refuse to continue or renew a
tenancy with a 60-day notice if the tenant fails or refuses to sign
a proposed new rental agreement offered at least 90 days before the
lease ends that includes a rent increase due to increased property
taxes, and the tenant has communicated before receipt of the notice
that they are unable to pay the increased rent rate.

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