

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

OUT OF ORDER 04/05/2021

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

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

4 On page 13, line 21, after "landlord." insert "A landlord who
5 owns a rental property with no more than four dwelling units may
6 terminate a monthly or periodic tenancy by providing the tenant a
7 written notice of 20 days or more, preceding the end of any of the
8 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.

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