
SENATE BILL 5139

State of Washington

67th Legislature

2021 Regular Session

By Senators Das, Lovelett, Darneille, Hunt, Lias, Nguyen, and Wilson, C.

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1 AN ACT Relating to limiting rent increases after expiration of
2 the governor's eviction moratorium; amending RCW 59.18.140; and
3 declaring an emergency.

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

5 **Sec. 1.** RCW 59.18.140 and 2019 c 105 s 1 are each amended to
6 read as follows:

7 (1) The tenant shall conform to all reasonable obligations or
8 restrictions, whether denominated by the landlord as rules, rental
9 agreement, rent, or otherwise, concerning the use, occupation, and
10 maintenance of his or her dwelling unit, appurtenances thereto, and
11 the property of which the dwelling unit is a part if such obligations
12 and restrictions are not in violation of any of the terms of this
13 chapter and are not otherwise contrary to law, and if such
14 obligations and restrictions are brought to the attention of the
15 tenant at the time of his or her initial occupancy of the dwelling
16 unit and thus become part of the rental agreement.

17 (2) Except for termination of tenancy and an increase in the
18 amount of rent, after (~~thirty~~) 30 days written notice to each
19 affected tenant, a new rule of tenancy may become effective upon
20 completion of the term of the rental agreement or sooner upon mutual
21 consent.

1 (3) (a) Except as provided in (b) of this subsection, a landlord
2 shall provide a minimum of (~~sixty~~) 60 days' prior written notice of
3 an 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~~) 30 days' prior written notice of an
10 increase in the amount of rent to each affected tenant. An increase
11 in the amount of rent may become effective upon completion of the
12 term of the rental agreement or sooner upon mutual consent.

13 (c) A landlord may not increase any monthly rent or other charges
14 for the first six months after expiration of the eviction moratorium.
15 For the subsequent six months, a landlord may not increase the
16 monthly rent more than three percentage points above the previous
17 year's United States consumer price index for all urban consumers,
18 housing component, published by the United States bureau of labor
19 statistics in the periodical "Monthly Labor Review and Handbook of
20 Labor Statistics" as established annually by the department of
21 commerce. Any rent increase imposed during such time period must be
22 based on the base monthly rent in effect as of March 1, 2020.

23 (4) For purposes of this section, "eviction moratorium" refers to
24 the governor of the state of Washington's proclamation 20-19.5,
25 proclaiming a moratorium on certain evictions for all counties
26 throughout Washington state on December 31, 2020, and any subsequent
27 orders extending or amending such proclamation until it expires or is
28 terminated by the governor of the state of Washington.

29 NEW SECTION. Sec. 2. This act is necessary for the immediate
30 preservation of the public peace, health, or safety, or support of
31 the state government and its existing public institutions, and takes
32 effect immediately.

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