

SHB 1124 - H AMD 5

By Representative Peterson

NOT CONSIDERED 01/02/2024

1 On page 2, after line 24, insert the following:

2 "(6) This section does not apply if the rental agreement governs
3 a subsidized tenancy. For the purposes of this subsection,
4 "subsidized tenancy" means a tenancy where the amount of rent is
5 based, in whole or in part, on a percentage of the income of the
6 tenant or other circumstances specific to the subsidized household.
7 However, "subsidized tenancy" does not include a tenancy where some
8 or all of the rent paid to the landlord comes from a portable
9 tenant-based voucher or similar portable assistance administered
10 through a housing authority or other state or local agency, or a
11 tenancy in affordable housing where maximum unit rents are limited
12 by area median income levels and a tenant's base rent does not
13 change as the tenant's income changes."
14

15 On page 4, line 29, after "(f)" strike "A" and insert "~~(A)~~(i)
16 Except as provided in (ii) of this subsection, a"
17

18 On page 4, beginning on line 31, after "time" strike all
19 material through "notice" on line 34
20

21 On page 4, after line 34, insert the following:

22 "(ii) A tenant may terminate the tenancy prior to the ending of
23 the specified time by providing not less than 45 days' notice in
24 writing if:

25 (A) The landlord seeks to increase the amount of the base rent
26 by more than five percent; and
27

1 (B) The tenancy is not a subsidized tenancy. For the purposes of
2 this subsection, "subsidized tenancy" means a tenancy where the
3 amount of rent is based, in whole or in part, on a percentage of the
4 income of the tenant or other circumstances specific to the
5 subsidized household. However, a "subsidized tenancy" does not
6 include a tenancy where some or all of the rent paid to the landlord
7 comes from a portable tenant-based voucher or similar portable
8 assistance administered through a housing authority or other state
9 or local agency, or a tenancy in affordable housing where maximum
10 unit rents are limited by area median income levels and a tenant's
11 base rent does not change as the tenant's income changes."

EFFECT: Exempts certain subsidized tenancies from the notice requirements for rent increases over 5 percent, the ability of a tenant to terminate a tenancy, and penalties for landlord violations.

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