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## Housing Committee

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### HB 1070

**Brief Description:** Exempting the sale and leaseback of property by a seller from the residential landlord-tenant act when the seller agrees to a written lease at closing.

**Sponsors:** Representatives Connors, Reeves, Hutchins, Schmidt, Peterson, Christian, Rude, Klicker, Barkis and Walsh.

Brief Summary of Bill
<ul style="list-style-type: none"><li>Exempts from the Residential Landlord-Tenant Act a living arrangement where the buyer and seller of a dwelling unit enter into a written agreement for the seller to occupy the dwelling unit for up to six months after closing of the sale.</li></ul>



**Hearing Date:** 1/12/23

**Staff:** Audrey Vasek (786-7383).

**Background:**

The Residential Landlord-Tenant Act (RLTA) regulates the relationship between landlords and tenants, and includes provisions regarding the duties of tenants and landlords, remedies for violations of those duties, and prohibited actions.

Certain types of living arrangements are exempt from the RLTA unless primarily established to avoid application of the RLTA, including:

- residence at public or private institutions where residence is incidental to detention or provision of medical, religious, educational, recreational, or similar services;
- occupancy under a bona fide earnest money agreement or contract to purchase a dwelling unit where the tenant is the purchaser;

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- residence in a hotel, motel, or other transient lodging;
- rental agreements where occupancy is by an owner-condemnee whose property has been condemned by the Department of Transportation for acquisition as state highway property, if the agreement is certified by the Attorney General's Office;
- rental agreements for the use of a single-family residence that are incidental to and entered into in connection with a lease of land to be used primarily for agricultural purposes;
- rental agreements providing housing for seasonal agricultural employees in conjunction with employment;
- rental agreements with the Department of Natural Resources on public lands; and
- occupancy by a landlord's employee whose right to occupy the premises is conditioned upon employment on the premises.

**Summary of Bill:**

An exemption from the Residential Landlord-Tenant Act is added for living arrangements where the buyer and seller of a dwelling unit enter into a written agreement for the seller to occupy the dwelling unit for up to six months after closing of the sale.

**Appropriation:** None.

**Fiscal Note:** Not requested.

**Effective Date:** The bill takes effect 90 days after adjournment of the session in which the bill is passed.