HB 1217 - H AMD TO H AMD (H-1924.2/25) **674**
By Representative Dufault

NOT ADOPTED 03/10/2025

On page 20, after line 34 of the striking amendment, insert the following:

"NEW SECTION. **Sec. 304.** A new section is added to chapter 35.21 RCW to read as follows:

(1) On or after the effective date of this section, a city or town may not enact or create a new ordinance, regulation, official control, policy, or administrative practice that regulates any aspects of the residential landlord-tenant relationship regulated by this act.

(2) This act supersedes, preempts, and invalidates any city or town ordinances, regulations, official controls, policies, or administrative practices existing on or after the effective date of this section that regulate any aspects of the residential landlord-tenant relationship regulated by this act, regardless of when the ordinances, regulations, official controls, policies, or administrative practices were enacted or created.

NEW SECTION. **Sec. 305.** A new section is added to chapter 35A.21 RCW to read as follows:

(1) On or after the effective date of this section, a code city may not enact or create a new ordinance, regulation, official control, policy, or administrative practice that regulates any aspects of the residential landlord-tenant relationship regulated by this act.

(2) This act supersedes, preempts, and invalidates any code city ordinances, regulations, official controls, policies, or administrative practices existing on or after the effective date of this section that regulate any aspects of the residential landlord-

tenant relationship regulated by this act, regardless of when the ordinances, regulations, official controls, policies, or administrative practices were enacted or created.

NEW SECTION. **Sec. 306.** A new section is added to chapter 36.01 RCW to read as follows:

(1) On or after the effective date of this section, a county may not enact or create a new ordinance, regulation, official control, policy, or administrative practice that regulates any aspects of the residential landlord-tenant relationship regulated by this act.

(2) This act supersedes, preempts, and invalidates any county ordinances, regulations, official controls, policies, or administrative practices existing on or after the effective date of this section that regulate any aspects of the residential landlord-tenant relationship regulated by this act, regardless of when the ordinances, regulations, official controls, policies, or administrative practices were enacted or created."

Renumber the remaining sections consecutively and correct any internal references accordingly.

EFFECT: Prohibits cities or towns, code cities, and counties from enacting or creating new ordinances, regulations, official controls, policies, or administrative practices that regulate any aspects of the residential landlord-tenant relationship regulated by the bill. Supersedes, preempts, and invalidates any such ordinances, regulations, official controls, policies, or administrative practices existing on or after the effective date of the bill, regardless of when they were enacted or created.

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