2SHB 1217 - H AMD **53**
By Representative Dufault

OUT OF ORDER 03/10/2025

On page 5, after line 29, insert the following:

"(3)(a) During any 12-month period of the tenancy after the first 12 months of the tenancy, a landlord may increase rent for the dwelling unit by any amount if:

(i) A landlord has paid for improvements to the dwelling unit or the common areas of the rental property that the tenant has unrestricted access to, for which the costs or the tenant's proportional share of the costs were greater than an amount equal to four months' rent; and

(ii) The improvements were made during the 12 months immediately preceding the month in which the landlord gives the tenant written notice of the rent increase.

(b) For the purposes of this subsection, "improvements" do not include basic maintenance."

On page 7, after line 11, insert the following:

"__ The landlord has paid for improvements, not including basic maintenance, to your dwelling unit or common areas, for which the costs or your proportional share of the costs were greater than an amount equal to four months' rent, and the improvements were made during the 12 months immediately preceding this notice, so the rent and fee increase limit in section 101 of this act does not apply. (The landlord must include facts or attach documents supporting the exemption.)"

On page 14, after line 26, insert the following:

"(4)(a) During any 12-month period of the tenancy after the first 12 months of the tenancy, a landlord may increase rent for the manufactured/mobile home lot by any amount if:

(i) A landlord has paid for improvements to the manufactured/mobile home lot or the common areas of the manufactured/mobile home community that the tenant has unrestricted access to, for which the costs or the tenant's proportional share of the costs were greater than an amount equal to four months' rent; and

(ii) The improvements were made during the 12 months immediately preceding the month in which the landlord gives the tenant written notice of the rent increase.

(b) For the purposes of this subsection, "improvements" do not include basic maintenance."

On page 16, after line 23, insert the following:

"__ The landlord has paid for improvements, not including basic maintenance, to your manufactured/mobile home lot or common areas, for which the costs or your proportional share of the costs were greater than an amount equal to four months' rent, and the improvements were made during the 12 months immediately preceding this notice, so the rent and fee increase limit in section 201 of this act does not apply. (The landlord must include facts or attach documents supporting the exemption.)"

EFFECT: Adds an exemption to the rent and fee increase limit that applies when the landlord has paid for improvements to a dwelling unit, manufactured/mobile home lot, or common areas for which the costs or the tenant's proportional share of the costs were greater than an amount equal to four months' rent, and the improvements were made during the 12 months immediately preceding the rent increase notice. Specifies that, for the purposes of this exemption, "improvements" do not include basic maintenance.

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