2SHB 1217 - H AMD **34**
By Representative Walen

OUT OF ORDER 03/10/2025

On page 7, after line 34, strike all material through "RCW" on page 8, line 6, and insert the following:

"(1) A tenant injured by a violation of section 101 of this act, section 102 of this act, section 103 of this act, RCW 59.18.140, 59.18.170, 59.18.200, 59.18.270, or 59.18.650 may bring an action under chapter 19.86 RCW but must establish all required elements of an action under chapter 19.86 RCW before relief may be granted under that chapter.

(2) The attorney general may bring an action under chapter 19.86 RCW for a violation of section 101 of this act, section 102 of this act, section 103 of this act, RCW 59.18.140, 59.18.170, 59.18.200, 59.18.270, or 59.18.650, but must establish all required elements of an action under chapter 19.86 RCW before relief may be granted under that chapter"

On page 16, after line 35, strike all material through "RCW" on page 17, line 7, and insert the following:

"(1) A tenant injured by a violation of section 201 of this act, section 202 of this act, section 203 of this act, RCW 59.20.060, 59.20.090, or 59.20.170 may bring an action under chapter 19.86 RCW but must establish all required elements of an action under chapter 19.86 RCW before relief may be granted under that chapter.

(2) The attorney general may bring an action under chapter 19.86 RCW for a violation of section 201 of this act, section 202 of this act, section 203 of this act, RCW 59.20.060, 59.20.090, or 59.20.170 but must establish all required elements of an action under chapter 19.86 RCW before relief may be granted under that chapter"

EFFECT: Removes the language providing that violations of certain provisions specified in the bill, including the rent and fee increase limit, are *per se* violations of the Consumer Protection Act (CPA), and instead authorizes a tenant or the Attorney General's Office (AGO) to bring an action under the CPA for a violation of the specified provisions if the tenant or AGO can establish all required elements of a CPA action.

--- END ---