EHB 1217 - S AMD TO WM COMM AMD (S-2802.1/25) **353**
By Senator Cleveland

NOT ADOPTED 04/10/2025

On page 21, after line 8, insert the following:

"NEW SECTION. **Sec. 305.** A new section is added to chapter 35.21 RCW to read as follows:

(1) On January 1, 2026, 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 January 1, 2026, 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 35A.21 RCW to read as follows:

(1) On January 1, 2026, 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 January 1, 2026, 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. 307.** A new section is added to chapter 36.01 RCW to read as follows:

(1) On January 1, 2026, 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 January 1, 2026, 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."

On page 21, line 12, after "RCW;" insert "adding a new section to chapter 35.21 RCW; adding a new section to chapter 35A.21 RCW; adding a new section to chapter 36.01 RCW;"

EFFECT: Prohibits effective January 1, 2026, 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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