1217.E AMS WAGO S2835.1

EHB 1217 - S AMD TO WM COMM AMD (S-2802.1/25) **331**
By Senator Wagoner

WITHDRAWN 04/10/2025

On page 2, line 32, after "tenant;" insert "and"

On page 2, beginning on line 34, after "landlord" strike all material through "action." on line 36 and insert ".

(b) In any action to enforce compliance with this section or section 102 or 103 of this act, or RCW 59.18.140, the court shall award reasonable attorneys' fees and costs to the prevailing party."

Reletter the remaining subsection consecutively and correct any internal references accordingly.

On page 8, line 18, after "(4)" insert "(a)"

On page 8, at the beginning of line 24, strike "(a)" and insert "(i)"

On page 8, line 25, after "tenant;" insert "and"

On page 8, at the beginning of line 26, strike "(b)" and insert "(ii)"

On page 8, beginning on line 27, after "landlord" strike all material through "action." on line 29 and insert ".

(b) In any action to enforce compliance with this section or section 202 or 203 of this act, RCW 59.20.060, or 59.20.170, the court shall award reasonable attorneys' fees and costs to the prevailing party."

EFFECT: Allows a landlord who prevails in a lawsuit alleging that the landlord violated the provisions of the act to recover reasonable attorneys' fees and costs.

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