

SB 5313 - S AMD 44
By Senator Goehner

ADOPTED 02/19/2025

1 Beginning on page 2, line 37, after "where" strike "a viable
2 alternative is available at no cost, but does not include a duty
3 required to be provided by a landlord pursuant to RCW 59.18.060 or
4 utilities that are required by the lease agreement to be paid by the
5 tenant" and insert "an equivalent is available at no cost, but does
6 not include a duty required to be provided by a landlord pursuant to
7 RCW 59.18.060 or utilities to include insurance and internet that are
8 required by the lease agreement to be paid by the tenant. Nothing
9 herein shall prohibit a landlord from automatically enrolling tenants
10 in such services, at a cost disclosed within the lease agreement,
11 upon a tenant's failure to timely perform such services that are
12 required to be performed by the tenant pursuant to the terms of the
13 lease, and the tenant shall remain responsible for reimbursing the
14 landlord for these costs. The landlord may apply such charges as
15 additional rent"

EFFECT: • Alters the definition of nonessential services by requiring an equivalent service to be available at no cost for the tenant to opt out of the service, but does not include the landlord's requirement to keep the premises fit for human habitation, or utilities include insurance and internet that are required by the lease agreement to be paid by the tenant.

• Authorizes landlords to automatically enroll tenant in such services at a cost disclosed within the lease agreement.

• Requires upon a tenant's failure to timely perform such services that are required to be performed by the tenant pursuant to the terms of the lease and the tenant shall remain responsible for reimbursing the landlord for these costs. The landlord may apply such charges as additional rent.

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