

# SENATE BILL REPORT

## HB 1003

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As Reported by Senate Committee On:  
Housing, March 19, 2025

**Title:** An act relating to service of notice by mail in cases involving forcible entry and forcible and unlawful detainer.

**Brief Description:** Addressing service of notice by mail in cases involving forcible entry and forcible and unlawful detainer.

**Sponsors:** Representatives Abbarno, Barkis, Jacobsen, Connors, Peterson and Hill.

**Brief History:** Passed House: 2/6/25, 91-5.

**Committee Activity:** Housing: 3/14/25, 3/19/25 [DP].

### Brief Summary of Bill

- Modifies requirements for service by mail of notices required under the unlawful detainer laws.

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## SENATE COMMITTEE ON HOUSING

**Majority Report:** Do pass.

Signed by Senators Bateman, Chair; Alvarado, Vice Chair; Goehner, Ranking Member; Gildon, Orwall, Salomon and Trudeau.

**Staff:** Bill Fosbre (786-7531)

**Background:** A tenant of real property is liable for unlawful detainer when the tenant:

- holds over or continues in possession after the expiration of the rental term;
- continues in possession after being served a notice to quit the premises;
- defaults in the payment of rent;
- neglects or fails to keep or perform any condition or covenant in the agreement under which the property is held;

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- commits waste on the premises;
- is a person who is a non-tenant, without permission of the owner and without having color of title, enters the land of another and after notice fails or refuses to leave; or
- commits or permits any gang-related activity on the premises.

With some exceptions, notices required under the unlawful detainer laws must be served either:

- by personal delivery to the person being served;
- if the person being served is absent from the unlawfully held premises, by both leaving a copy with a person of suitable age and discretion at the premises and mailing a copy to the person being served at the person's place of residence; or
- if the person to be served is a tenant or unlawful holder of the premises with an unknown place of residence, or a person of suitable age and discretion cannot be found at the premises, by doing all three of the following: (1) affixing a copy of the notice in a conspicuous place on the premises unlawfully held, (2) delivering a copy to a person residing at the premises, if such a person can be found, and (3) mailing a copy to the tenant or unlawful occupant at the address of the unlawfully held premises.

Service by mail is deemed complete when the properly addressed notice is deposited in the mail, with postage prepaid, in the county in which the property is located. When a notice is served by mail, one additional day must be allowed before the commencement of any action based on that notice.

**Summary of Bill:** Service by mail is deemed complete when the notice is deposited in the United States mail, with postage prepaid, by certified mail posted from within Washington State and directed to the last known address of the person entitled to the notice.

When a notice is served by mail, five additional days must be allowed before the commencement of any action based on that notice. A termination notice must specify the date by which the person to whom the notice is sent must vacate or, if applicable, comply.

**Appropriation:** None.

**Fiscal Note:** Not requested.

**Creates Committee/Commission/Task Force that includes Legislative members:** No.

**Effective Date:** Ninety days after adjournment of session in which bill is passed.

**Staff Summary of Public Testimony:** PRO: A number of landlords who own property find it cumbersome that the statute requires them to either hire a process server to mail the notice in the county where the dwelling units sit, or they have to travel to that county and mail it themselves. The bill creates a unified process for serving by mail, no matter whether

the unit is in the same county as the landlord or in a different county. So long as the notice is mailed within the state of Washington by certified mail prepaid postage it is valid. The bill also gives an additional five days for the tenant to respond to the certified mail.

**Persons Testifying:** PRO: Representative Peter Abbarno, Prime Sponsor.

**Persons Signed In To Testify But Not Testifying:** No one.