FINAL BILL REPORT
ESSB 6200

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Synopsis as Enacted

Brief Description: Concerning renters' and mobile home occupants' ability to install portable cooling devices.

Sponsors: Senate Committee on Housing (originally sponsored by Senators Slatter, Alvarado, Conway, Frame, Hasegawa, Liias, Nobles, Riccelli, Trudeau, Valdez and Wilson, C.).

Senate Committee on Housing
House Committee on Housing

Background: Residential Landlord-Tenant Act. The Residential Landlord-Tenant Act (RLTA) regulates the creation of residential tenancies and the relationship between landlords and tenants of residential dwelling units. The RLTA establishes rights and duties of both tenants and landlords, procedures for the parties to enforce their rights, how and when a tenancy expires or may be ended, and remedies for violations of the RLTA.

Manufactured/Mobile Home Landlord-Tenant Act. The Manufactured/Mobile Home Landlord-Tenant Act (MHLTA) governs the legal rights, remedies, and obligations arising from any rental agreement between a landlord and a tenant regarding a lot within a manufactured/mobile home community where the tenant has no ownership interest in the property.

Landlord Duties Related to Utilities. Under both the RLTA and the MHLTA, landlords have certain duties related to utilities. Under the RLTA, these duties include providing facilities adequate to supply heat, water, and hot water as reasonably required by the tenant, and maintaining all electrical, plumbing, heating, and other facilities and appliances supplied by the landlord in reasonably good working order. Under the MHLTA, these duties include maintaining all utilities provided to the manufactured/mobile home in good working condition.

Summary: Portable cooling device is defined as an air conditioner or portable heat pump, including a device mounted in a window or designed to sit on the floor, but does not include

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devices whose installation or use requires excessive alteration to the dwelling unit.

Window-mounted portable cooling device is defined as a portable cooling device that is installed to sit in the window, but does not include a saddle-mounted portable cooling device, a u-shaped portable cooling device, or a floor-mounted device that is connected to a window for air exchange or ventilation.

Saddle-mounted portable cooling device is defined as a portable cooling device that hangs over the windowsill with interior and exterior components rather than sitting on top of it, such that the window view is not fully obstructed and the device will not fall when the window is opened, and includes u-shaped portable cooling devices.

Tenant Use of Cooling Device under the Residential Landlord-Tenant Act. Under the RLTA, a landlord may not prohibit or restrict a tenant from installing a portable cooling device of any type unless:

- the dwelling already has a permanently installed and fully operational heat pump; or
- installation of the device would violate state or local building codes, state law, or federal law; violate the device manufacturer's written safety guidelines for the device; cause unreasonable damage to the premises or render the premises uninhabitable; or require an electrical supply to power the device that cannot be accommodated by the existing power service to the building, dwelling unit, or circuit.

A landlord may prohibit or restrict a tenant from installing a window-mounted portable cooling device if:

- the window is a necessary egress and the device would interfere with its use as egress;
- the device would interfere with the ability to lock the window;
- the device requires excessive use of brackets or other hardware that would damage or void the warranty of the window or frame, puncture the exterior wall of the building, or otherwise cause significant damage;
- the device cannot be secured in a way that prevents it from falling out of the window; or
- the landlord's insurance policy for the dwelling occupied by the tenant expressly restricts or prohibits the use of window-mounted portable cooling devices and the landlord has provided written evidence of insurance policy restrictions or prohibitions to the tenant.

As a condition of installing a portable cooling device, a landlord may require that the device be adequately drained to prevent damage to the dwelling unit or building.

A landlord may also require that a window-mounted portable cooling device be subject to inspection or servicing by the landlord after installation.

Nothing in the act shall preclude a landlord from charging for the rental of a portable

cooling device rented by the tenant from the landlord, nor for any damages arising out of a tenant's use of a portable cooling device.

Notice and Limitations under the Residential Landlord-Tenant Act. A tenant must provide at least two days' notice to a landlord prior to the installation of a window-mounted portable cooling device.

If a landlord restricts or prohibits installation of window-mounted cooling devices, the landlord must notify tenants in their leases of their rights, responsibilities, and any restrictions or prohibitions related to installation of window-mounted cooling devices.

Liability. A landlord is immune from liability for any claim for damages, injury, or death caused by a portable cooling device installed by the tenant. A landlord is not responsible for any interruption in electrical service resulting from the installation of a portable cooling device that is not caused by the landlord, including interruptions caused by an electrical supply's inability to accommodate use of a portable cooling device.

Tenant Use of Cooling Device Under the Mobile Home Landlord-Tenant Act. Under the MHLTA, a landlord or owner of a mobile home park may not prohibit or restrict a tenant from installing a portable cooling device of the tenant's choosing, unless installation of the device would:

- violate state or local building codes, state law, or federal law;
- violate the device manufacturer's written safety guidelines for the device;
- cause unreasonable damage to the premises; or
- require an electrical supply to power the device that cannot be accommodated by the power service to the mobile home park or mobile home lot.

Votes on Final Passage:

Senate	35	14	
House	65	28	(House amended)
Senate	37	12	(Senate concurred)

Effective: June 11, 2026