

SENATE BILL REPORT

SB 6237

As Reported by Senate Committee On:
Housing, February 4, 2026

Title: An act relating to rental property disclosures of flooding history and flood risk.

Brief Description: Concerning rental property disclosures of flooding history and flood risk. [
Revised for 1st Substitute:]

Sponsors: Senators Bateman, Hasegawa, Nobles, Shewmake, Valdez and Wilson, C..

Brief History:

Committee Activity: Housing: 1/30/26, 2/04/26 [DPS].

Brief Summary of First Substitute Bill

- Requires that landlords subject to the Residential Landlord-Tenant Act disclose to tenants that the property may be located in a special flood hazard area or an area of potential flooding, and that information about hazards that may affect the property is available from the county government.
- Requires landlords to disclose that the landlord's insurance does not cover the loss of the tenant's personal possessions, and that the tenant should consider purchasing renter's insurance and flood insurance.
- Specifies that the disclosures required by the bill only apply to leases entered into after December 31, 2026.

SENATE COMMITTEE ON HOUSING

Majority Report: That Substitute Senate Bill No. 6237 be substituted therefor, and the substitute bill do pass.

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

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not part of the legislation nor does it constitute a statement of legislative intent.

Staff: Benjamin Omdal (786-7442)

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.

Under the RLTA, landlords must at all times during the tenancy keep the premises fit for human habitation. In addition to various duties related to maintaining the premises, making repairs, providing locks, and other obligations, landlords must disclose fire safety and protection information and information provided or approved by the Department of Health about the health hazards associated with exposure to indoor mold.

Summary of Bill: The bill as referred to committee not considered.

Summary of Bill (First Substitute): Under the RLTA, a landlord must disclose to tenants the following:

- that the property may be located in a special flood hazard area or an area of potential flooding;
- that the landlord's insurance does not cover the loss of the tenant's personal possessions, and that the tenant should consider purchasing renter's insurance and flood insurance to insure his or her possessions from loss due to fire, flood, or other risk of loss; and
- that information about hazards that may affect the property, including whether the property may be at risk of flooding, is available from the county government in which the property is located.

The disclosures required by the act only apply to leases entered into after December 31, 2026.

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 on First Substitute: PRO: In Washington, renters do not often know that they are located in a place that is susceptible to flooding nor that their renter's insurance does not cover floods. Other states have implemented laws to help disclose to tenants about flooding risk on their properties. The bill is straightforward and addresses a known and needed problem. Comprehensive renter disclosures will improve

flood resilience, especially when partnered with other flood mapping tools.

OTHER: Housing providers already manage lengthy and extensive lease disclosure requirements. Changes in the proposed substitute have addressed stakeholders concerns relating to insurance disclosures.

Persons Testifying: PRO: Senator Jessica Bateman, Prime Sponsor; Kas Guillozet, Bonneville Environmental Foundation.

OTHER: Krystelle Purkey, Washington Multi-Family Housing Association; Jim Henderson, National Association of Residential Property Managers (NARPM).

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