

FINAL BILL REPORT

SSB 6237

C 234 L 26
Synopsis as Enacted

Brief Description: Concerning rental property disclosures of flooding history and flood risk.

Sponsors: Senate Committee on Housing (originally sponsored by Senators Bateman, Hasegawa, Nobles, Shewmake, 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.

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: 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 their 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.

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.

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

Votes on Final Passage:

Senate 46 3

House 65 28

Effective: June 11, 2026