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HOUSE BILL 2664

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State of Washington

69th Legislature

2026 Regular Session

By Representatives Connors, Macri, Salahuddin, Reed, Low, Rule, Walen, Engell, Peterson, Jacobsen, and Barkis

Read first time 01/26/26. Referred to Committee on Housing.

1 AN ACT Relating to modifying requirements for service of unlawful  
2 detainer notices and other notices served in the same manner; and  
3 amending RCW 59.12.040.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

5 **Sec. 1.** RCW 59.12.040 and 2025 c 44 s 1 are each amended to read  
6 as follows:

7 Any notice provided for in this chapter shall be served either  
8 (1) by delivering a copy personally to the person entitled thereto;  
9 or (2) if he or she be absent from the premises unlawfully held, by  
10 leaving there a copy, with some person of suitable age and  
11 discretion, and sending a copy (~~by certified mail, posted from~~  
12 ~~within Washington state, to the last known address of~~) through the  
13 mail addressed to the person entitled thereto at the person's place  
14 of residence; or (3) if the person to be notified be a tenant, or an  
15 unlawful holder of premises, and his or her place of residence is not  
16 known, or if a person of suitable age and discretion there cannot be  
17 found then by affixing a copy of the notice in a conspicuous place on  
18 the premises unlawfully held, and also delivering a copy to a person  
19 there residing, if such a person can be found, and also sending a  
20 copy through the mail addressed to the tenant, or unlawful occupant,  
21 at the place where the premises unlawfully held are situated. Service

1 upon a subtenant may be made in the same manner: PROVIDED, That in  
2 cases where the tenant or unlawful occupant, shall be conducting a  
3 hotel, inn, lodging house, boarding house, or shall be renting rooms  
4 while still retaining control of the premises as a whole, that the  
5 guests, lodgers, boarders, or persons renting such rooms shall not be  
6 considered as subtenants within the meaning of this chapter, but all  
7 such persons may be served by affixing a copy of the notice to be  
8 served in two conspicuous places upon the premises unlawfully held;  
9 and such persons shall not be necessary parties defendant in an  
10 action to recover possession of said premises. Service of any notice  
11 provided for in this chapter may be had upon a corporation by  
12 delivering a copy thereof to any officer, agent, or person having  
13 charge of the business of such corporation, at the premises  
14 unlawfully held, and in case no such officer, agent, or person can be  
15 found upon such premises, then service may be had by affixing a copy  
16 of such notice in a conspicuous place upon said premises and by  
17 sending a copy through the mail addressed to such corporation at the  
18 place where said premises are situated. Proof of any service under  
19 this section may be made by the affidavit of the person making the  
20 same in like manner and with like effect as the proof of service of  
21 summons in civil actions. When a copy of notice is sent through the  
22 mail, as provided in this section, service shall be deemed complete  
23 when such copy is deposited in the United States mail from within  
24 Washington state properly addressed with postage prepaid(~~(, by~~  
25 ~~certified mail, posted from within Washington state, directed to the~~  
26 ~~last known address of the person entitled thereto)~~): PROVIDED,  
27 HOWEVER, That when service is made by mail five additional days shall  
28 be allowed before the commencement of an action based upon such  
29 notice. A termination notice served pursuant to this section shall  
30 specify in the notice the date by which the person to whom the notice  
31 is sent must vacate or, if applicable, comply.

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