

CERTIFICATION OF ENROLLMENT

HOUSE BILL 2664

Chapter 144, Laws of 2026

69th Legislature
2026 Regular Session

LANDLORD AND TENANT—SERVICE OF CERTAIN NOTICES—CERTIFIED MAIL

EFFECTIVE DATE: June 11, 2026

Passed by the House February 10, 2026
Yeas 96 Nays 0

LAURIE JINKINS

**Speaker of the House of
Representatives**

Passed by the Senate March 5, 2026
Yeas 48 Nays 0

DENNY HECK

President of the Senate

Approved March 23, 2026 10:46 AM

BOB FERGUSON

Governor of the State of Washington

CERTIFICATE

I, Bernard Dean, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **HOUSE BILL 2664** as passed by the House of Representatives and the Senate on the dates hereon set forth.

BERNARD DEAN

Chief Clerk

FILED

March 23, 2026

**Secretary of State
State of Washington**

HOUSE BILL 2664

Passed Legislature - 2026 Regular Session

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.~~

Passed by the House February 10, 2026.

Passed by the Senate March 5, 2026.

Approved by the Governor March 23, 2026.

Filed in Office of Secretary of State March 23, 2026.

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