

ESHB 1236 - S AMD TO S AMD (S-2587.1/21) **599**

By Senator Gildon

1 On page 12, line 12, after "lease" insert "
2 (q) The tenant continues in possession after having received a
3 60-day notice to vacate in advance of the expiration of a rental
4 agreement based on the tenant failing or refusing to sign a proposed
5 new rental agreement offered by the landlord that includes a rent
6 increase due to the landlord experiencing an increase in property
7 taxes on the rental premises; provided, that the landlord offered the
8 proposed new rental agreement at least 90 days prior to the
9 expiration of the current rental agreement and the tenant has clearly
10 communicated before receipt of the 60-day notice that they will be
11 unable to pay the increased rent rate"

EFFECT: Allows a landlord to refuse to continue or renew a tenancy with a 60-day notice if the tenant fails or refuses to sign a proposed new rental agreement offered at least 90 days before the lease ends that includes a rent increase due to increased property taxes, and the tenant has communicated before receipt of the notice that they are unable to pay the increased rent rate.

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