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HOUSE BILL 1342

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State of Washington

69th Legislature

2025 Regular Session

By Representatives Connors and Barkis

1 AN ACT Relating to removing the personal delivery requirement for  
2 unlawful detainer notices; and amending RCW 59.12.040.

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

4 **Sec. 1.** RCW 59.12.040 and 2021 c 115 s 14 are each amended to  
5 read as follows:

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

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

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