
HOUSE BILL 1460

State of Washington

66th Legislature

2019 Regular Session

By Representatives Barkis, Reeves, Kirby, Jenkin, Walsh, Stokesbary, Hoff, Gildon, Chambers, Griffey, Dye, Vick, and Volz

1 AN ACT Relating to notice requirements for rent increases; and
2 amending RCW 59.18.140, 35.21.830, and 36.01.130.

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

4 **Sec. 1.** RCW 59.18.140 and 2010 c 8 s 19022 are each amended to
5 read as follows:

6 (1) The tenant shall conform to all reasonable obligations or
7 restrictions, whether denominated by the landlord as rules, rental
8 agreement, rent, or otherwise, concerning the use, occupation, and
9 maintenance of his or her dwelling unit, appurtenances thereto, and
10 the property of which the dwelling unit is a part if such obligations
11 and restrictions are not in violation of any of the terms of this
12 chapter and are not otherwise contrary to law, and if such
13 obligations and restrictions are brought to the attention of the
14 tenant at the time of his or her initial occupancy of the dwelling
15 unit and thus become part of the rental agreement. Except for
16 termination of tenancy and rent increases, after thirty days' written
17 notice to each affected tenant, a new rule of tenancy (~~including a~~
18 ~~change in the amount of rent~~) may become effective upon completion
19 of the term of the rental agreement or sooner upon mutual consent.

20 (2) After thirty days' written notice to each affected tenant in
21 the case of a rent increase of ten percent or less, or after sixty

1 days' written notice to each affected tenant in the case of a rent
2 increase of more than ten percent, a rent increase may become
3 effective upon completion of the term of the rental agreement or
4 sooner upon mutual consent.

5 **Sec. 2.** RCW 35.21.830 and 1981 c 75 s 1 are each amended to read
6 as follows:

7 The imposition of controls on rent is of statewide significance
8 and is preempted by the state. No city or town of any class may
9 enact, maintain, or enforce ordinances or other provisions which
10 regulate the amount of rent to be charged, or prescribe notice
11 requirements for rent increases, for single-family or multiple-unit
12 residential rental structures or sites other than properties in
13 public ownership, under public management, or properties providing
14 low-income rental housing under joint public-private agreements for
15 the financing or provision of such low-income rental housing. This
16 section shall not be construed as prohibiting any city or town from
17 entering into agreements with private persons which regulate or
18 control the amount of rent to be charged for rental properties or
19 prescribe notice requirements for rent increases.

20 **Sec. 3.** RCW 36.01.130 and 1991 c 363 s 43 are each amended to
21 read as follows:

22 The imposition of controls on rent is of statewide significance
23 and is preempted by the state. No county may enact, maintain, or
24 enforce ordinances or other provisions which regulate the amount of
25 rent to be charged, or prescribe notice requirements for rent
26 increases, for single-family or multiple-unit residential rental
27 structures or sites other than properties in public ownership, under
28 public management, or properties providing low-income rental housing
29 under joint public-private agreements for the financing or provision
30 of such low-income rental housing. This section shall not be
31 construed as prohibiting any county from entering into agreements
32 with private persons which regulate or control the amount of rent to
33 be charged for rental properties or prescribe notice requirements for
34 rent increases.

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