

CERTIFICATION OF ENROLLMENT

**SUBSTITUTE SENATE BILL 5840**

Chapter 27, Laws of 2024

68th Legislature  
2024 Regular Session

ACKNOWLEDGMENT OF LEASES

EFFECTIVE DATE: June 6, 2024

Passed by the Senate February 2, 2024  
Yeas 49 Nays 0

DENNY HECK

**President of the Senate**

Passed by the House February 27, 2024  
Yeas 95 Nays 0

LAURIE JINKINS

**Speaker of the House of  
Representatives**

Approved March 13, 2024 11:14 AM

JAY INSLEE

**Governor of the State of Washington**

CERTIFICATE

I, Sarah Bannister, Secretary of the Senate of the State of Washington, do hereby certify that the attached is **SUBSTITUTE SENATE BILL 5840** as passed by the Senate and the House of Representatives on the dates hereon set forth.

SARAH BANNISTER

**Secretary**

FILED

March 14, 2024

**Secretary of State  
State of Washington**

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**SUBSTITUTE SENATE BILL 5840**

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Passed Legislature - 2024 Regular Session

**State of Washington**

**68th Legislature**

**2024 Regular Session**

**By** Senate Law & Justice (originally sponsored by Senators Padden, Pedersen, and Kuderer)

READ FIRST TIME 01/19/24.

1           AN ACT Relating to the acknowledgment of leases; and amending RCW  
2 59.04.010 and 64.04.010.

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

4           **Sec. 1.** RCW 59.04.010 and Code 1881 s 2053 are each amended to  
5 read as follows:

6           Tenancies from year to year are hereby abolished except when the  
7 same are created by express written contract. Leases may be in  
8 writing or print, or partly in writing and partly in print (~~(, and~~  
9 ~~shall be legal and valid for any term or period not exceeding one~~  
10 ~~year, without acknowledgment, witnesses or seals)~~). Nothing in this  
11 section shall be construed in any manner to conflict with or  
12 supersede RCW 59.18.210.

13           **Sec. 2.** RCW 64.04.010 and 1929 c 33 s 1 are each amended to read  
14 as follows:

15           Every conveyance of real estate, or any interest therein, and  
16 every contract creating or evidencing any encumbrance upon real  
17 estate, shall be by deed: PROVIDED, (~~(That)~~) that (1) Leases do not  
18 require acknowledgment, witness, or seals, but to be recorded, a  
19 lease and a memorandum of lease must have the lessee's and lessor's  
20 signatures acknowledged; and (2) when real estate, or any interest

1 therein, is held in trust, the terms and conditions of which trust  
2 are of record, and the instrument creating such trust authorizes the  
3 issuance of certificates or written evidence of any interest in said  
4 real estate under said trust, and authorizes the transfer of such  
5 certificates or evidence of interest by assignment by the holder  
6 thereof by a simple writing or by endorsement on the back of such  
7 certificate or evidence of interest or delivery thereof to the  
8 vendee, such transfer shall be valid, and all such assignments or  
9 transfers hereby authorized and heretofore made in accordance with  
10 the provisions of this section are hereby declared to be legal and  
11 valid.

Passed by the Senate February 2, 2024.

Passed by the House February 27, 2024.

Approved by the Governor March 13, 2024.

Filed in Office of Secretary of State March 14, 2024.

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