
HOUSE BILL 1256

State of Washington

54th Legislature

1995 Regular Session

By Representatives Schoesler, Sheldon, Thompson, Johnson, Clements, Hickel, Huff, Boldt, Sheahan and Basich

Read first time 01/18/95. Referred to Committee on Law and Justice.

1 AN ACT Relating to the regulation of residential landlord-tenant
2 duties; and adding a new section to chapter 59.18 RCW.

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

4 NEW SECTION. **Sec. 1.** A new section is added to chapter 59.18 RCW
5 to read as follows:

6 The state of Washington hereby fully occupies and preempts the
7 entire field of landlord-tenant regulation within the boundaries of the
8 state. Local laws that are inconsistent with, more restrictive than,
9 or exceed the requirements of state law shall not be enacted and are
10 preempted and repealed, regardless of the nature of the code, charter,
11 or home rule status of the city, town, county, or other municipality.

12 Affirmative defenses to an unlawful detainer action that change the
13 duties of a landlord or tenant that are inconsistent with, more
14 restrictive than, or exceed the requirements of state law shall not be
15 enacted and are preempted and repealed, regardless of the nature of the
16 code, charter, or home rule status of the city, town, county, or other
17 municipality.

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