
Local Government & Housing Committee

HB 1296

Brief Description: Providing limitations on rental housing inspections.

Sponsors: Representatives Williams, Warnick, Goodman, McCune, Rodne, Simpson and Kelley.

Brief Summary of Bill

- Prohibits a local government from requiring or permitting a landlord to engage or hire a third party to conduct inspections of rented dwelling units and common areas.
- Prohibits a local government from assessing a landlord or owner for the cost of an inspection of rented premises by a local building official.
- Defines "local building official."

Hearing Date: 1/26/09

Staff: Thamas Osborn (786-7129)

Background:

A tenant is prohibited from unreasonably withholding consent to the landlord to enter the premises, provided the landlord's entry is consistent with one of the purposes authorized by statute. The purposes for which a landlord may enter the premises include:

- inspections;
- completing necessary or agreed repairs, alterations, or improvements;
- supplying necessary or agreed services; or
- exhibiting the premises to authorized purposes.

Fire officials may immediately seek a search warrant if tenants or landlords deny the fire official the right to search dwelling units and common areas. A court must issue a search warrant if it finds that there is probable cause, specific to the dwelling unit or common area, of a criminal fire code violation.

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not a part of the legislation nor does it constitute a statement of legislative intent.

Summary of Bill:

A local government is prohibited from requiring or permitting a landlord to engage or hire a third party to conduct inspections of rented dwelling units and common areas.

A local government is prohibited from assessing a landlord or owner for the cost of an inspection of rented premises by a local building official.

"Local building official" is defined to mean any person employed by a local government who is authorized to enforce local building codes.

Appropriation: None.

Fiscal Note: Not requested.

Effective Date: The bill takes effect 90 days after adjournment of the session in which the bill is passed.