

SENATE BILL REPORT

SB 5986

AS REPORTED BY COMMITTEE ON LAW & JUSTICE, JUNE 24, 1991

Brief Description: Expanding the duties of tenants under the landlord-tenant act.

SPONSORS: Senators Wojahn, Newhouse and Rasmussen.

SENATE COMMITTEE ON LAW & JUSTICE

Majority Report: That Substitute Senate Bill No. 5986 be substituted therefor, and the substitute bill do pass.

Signed by Senators Nelson, Chairman; Thorsness, Vice Chairman; Hayner, M. Kreidler, Madsen, Newhouse, Rasmussen, and A. Smith.

Staff: Ben Barnes (786-7465)

Hearing Dates: June 20, 1991; June 24, 1991

BACKGROUND:

The Residential Landlord-Tenant Act lists the statutory obligations of a tenant. The act also allows a landlord to terminate a rental agreement and evict a tenant who violates any of the enumerated statutory obligations.

It is suggested that the list of statutory tenant duties be expanded to include a prohibition against engaging in gang activities which endanger the premises or any neighboring premises or persons.

SUMMARY:

The list of statutory tenant duties under the Residential Landlord-Tenant Act is expanded to include a prohibition against engaging in gang activities which endanger the premises or any neighboring premises or persons.

Appropriation: none

Revenue: none

Fiscal Note: none requested

EFFECT OF PROPOSED SUBSTITUTE:

A tenant is expressly prohibited from engaging in any activities that endanger the premises or any neighboring premises or persons. Certain prohibited activities are listed.

A landlord is required to initiate an unlawful detainer action against a tenant who engages in any activities which endanger the premises or neighboring premises or persons.

Activities which endanger the premises or neighboring premises or persons may constitute a basis for a private abatement action.

TESTIMONY FOR:

The bill would provide landlords, community activists, and police with an additional tool for combatting illegal and/or anti-social behavior in the community.

TESTIMONY AGAINST: None

TESTIFIED: David Lane, Tacoma Police Dept.; Charles Potter, Safe Streets; William Howard, Safe Streets, Block Watch; Stephen Wade, Safe Streets, Block Watch Captain; Rick Slunaker, Yakima Valley Rental Assn. (pro)