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**SUBSTITUTE SENATE BILL 5559**

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**State of Washington**

**52nd Legislature**

**1991 Regular Session**

**By** Senate Committee on Law & Justice (originally sponsored by Senators Nelson, Madsen, Matson, Thorsness and Rasmussen).

Read first time March 1, 1991.

1       AN ACT Relating to residential landlord-tenant duties; and adding  
2 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10 preempted and repealed, regardless of the nature of the code, charter,  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, which change  
13 the 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15 enacted and are preempted and repealed, regardless of the nature of the

1 code, charter, or home rule status of the city, town, county, or other  
2 municipality.