

SENATE BILL REPORT

SHB 1043

As of February 16, 1998

Title: An act relating to the regulation of residential landlord-tenant duties.

Brief Description: Requiring the state landlord/tenant act to preempt all other local landlord/tenant acts.

Sponsors: House Committee on Law & Justice (originally sponsored by Representatives Schoesler, Dunn and Smith).

Brief History:

Committee Activity: Law & Justice: 4/3/97, 2/18/98.

SENATE COMMITTEE ON LAW & JUSTICE

Staff: Harry S. Steinmetz (786-7421)

Background: Currently, local jurisdictions may establish some rights and responsibilities for landlords and tenants that are more restrictive than state law. As a result, disputes between landlords and tenants can have different legal outcomes in different jurisdictions.

Summary of Bill: All regulation of landlord-tenant relations in Washington is preempted by the state, except for local ordinances enacted prior to January 1, 1997, and any health and safety regulations that are not otherwise covered by state landlord-tenant laws.

Appropriation: None.

Fiscal Note: Not requested.

Effective Date: Ninety days after adjournment of session in which bill is passed.