

2624

Sponsor(s): Representatives Sterk, Crouse, Mulliken, Mielke, Benson, Honeyford and Thompson

Brief Title: Prohibiting withholding rent with intent to defraud.

HB 2624 - DIGEST

Declares that any tenant who has entered into a written rental agreement and who uses, occupies, or exerts control over the premises with intent to defraud the owner of the agreed-upon rental value of the premises, or who, after using, occupying, or exerting control over the premises, removes himself or herself from the premises with the intent to terminate the tenancy without paying the full amount of rent as agreed upon in the rental agreement, is guilty of: (1) A class B felony if the total rental amount withheld exceeds one thousand five hundred dollars;

(2) a class C felony if the total rental amount withheld exceeds two hundred fifty dollars but does not exceed one thousand five hundred dollars; or

(3) a gross misdemeanor if the total rental amount withheld does not exceed two hundred fifty dollars.

Does not apply if there is a bona fide dispute under RCW 59.18.090, 59.18.100, or 59.18.110 as to the amount of rent due and does not apply to rental agreements for commercial property.