
HOUSE BILL 1712

State of Washington

56th Legislature

1999 Regular Session

By Representatives Veloria, Carlson, Kastama, Conway, Mielke, O'Brien, Keiser, Kenney and Cody

Read first time 02/03/1999. Referred to Committee on Economic Development, Housing & Trade.

1 AN ACT Relating to mobile home park landlord-tenant relations; and
2 amending RCW 59.20.090.

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

4 **Sec. 1.** RCW 59.20.090 and 1998 c 118 s 3 are each amended to read
5 as follows:

6 (1) Unless otherwise agreed rental agreements shall be for a term
7 of one year. Any rental agreement of whatever duration shall be
8 automatically renewed for the term of the original rental agreement,
9 unless a different specified term is agreed upon.

10 (2)(a) A landlord seeking to increase the rent upon expiration of
11 the term of a rental agreement of any duration shall notify the tenant
12 in writing three months prior to the effective date of any increase in
13 rent.

14 (b) Except for termination of tenancy under RCW 59.20.080, a
15 landlord shall notify the tenant in writing twenty-four months prior to
16 the expiration of a rental agreement of an intention not to renew.

17 (3) A tenant shall notify the landlord in writing one month prior
18 to the expiration of a rental agreement of an intention not to renew.

1 (4)(a) The tenant may terminate the rental agreement upon thirty
2 days written notice whenever a change in the location of the tenant's
3 employment requires a change in his residence, and shall not be liable
4 for rental following such termination unless after due diligence and
5 reasonable effort the landlord is not able to rent the mobile home lot
6 at a fair rental. If the landlord is not able to rent the lot, the
7 tenant shall remain liable for the rental specified in the rental
8 agreement until the lot is rented or the original term ends;

9 (b) Any tenant who is a member of the armed forces may terminate a
10 rental agreement with less than thirty days notice if he receives
11 reassignment orders which do not allow greater notice.

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