

SENATE BILL REPORT

SHB 1277

As of February 18, 2002

Title: An act relating to residential landlord-tenant relationships.

Brief Description: Regarding residential landlord-tenant relationships.

Sponsors: House Committee on Local Government & Housing (originally sponsored by Representatives Bush, Veloria, Van Luven, Kenney, Kirby, Mulliken and Dunshee).

Brief History:

Committee Activity: Judiciary: 2/21/02.

SENATE COMMITTEE ON JUDICIARY

Staff: Lidia Mori (786-7755)

Background: The Washington residential landlord-tenant act requires a landlord to designate to the tenant the name and address of the person who is the landlord either by a statement on the rental agreement or by a notice conspicuously posted on the premises. The tenant must be notified immediately of any changes by certified mail or by an updated posting. If the person listed in the statement or posted notice does not reside in the state, the statement or posted notice must list the name and address of a person that resides within the county where the property is located and is authorized to act as agent for purposes of notices and process. If no person is listed, then the person who collects rental payments is considered the property owner's agent.

Summary of Bill: In situations where service of a legal document is deemed necessary and a tenant is unable to ascertain the physical location of the landlord from the statement on the rental agreement or from a posted notice, the Washington residential landlord-tenant act is amended to allow service of the legal document by certified mail to the address posted on the property owner's tax statement or address provided to the tenant for payment of rent. This option must be approved by a superior or district court.

RCW 4.28.080 specifies that personal service is not deemed completed through the mailing of a summons to a United States postal service post office box. An exception is created in RCW 4.28.080 for the situations addressed by this bill.

Appropriation: None.

Fiscal Note: Not requested.

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