

---

**SUBSTITUTE SENATE BILL 5044**

---

**State of Washington**

**58th Legislature**

**2003 Regular Session**

**By** Senate Committee on Government Operations & Elections (originally sponsored by Senators Rasmussen, Roach, Winsley, Kastama and Schmidt)

READ FIRST TIME 01/23/03.

1 AN ACT Relating to giving notice of the termination of a tenancy;  
2 amending RCW 59.18.200, 59.18.220, and 59.20.090; and declaring an  
3 emergency.

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

5 **Sec. 1.** RCW 59.18.200 and 1979 ex.s. c 70 s 1 are each amended to  
6 read as follows:

7 (1)(a) When premises are rented for an indefinite time, with  
8 monthly or other periodic rent reserved, such tenancy shall be  
9 construed to be a tenancy from month to month, or from period to period  
10 on which rent is payable, and shall be terminated by written notice of  
11 twenty days or more, preceding the end of any of ((said)) the months or  
12 periods of tenancy, given by either party to the other.

13 (b) Any tenant who is a member of the armed forces, including the  
14 national guard and armed forces reserves, or that tenant's spouse or  
15 dependant, may terminate a rental agreement with less than twenty days'  
16 notice if the tenant receives reassignment or deployment orders that do  
17 not allow a twenty-day notice.

18 (2) Whenever a landlord plans to change any apartment or apartments  
19 to a condominium form of ownership or plans to change to a policy of

1 excluding children, the landlord shall give a written notice to a  
2 tenant at least ninety days before termination of the tenancy to  
3 effectuate such change in policy. Such ninety-day notice shall be in  
4 lieu of the notice required by subsection (1) of this section(~~(+  
5 PROVIDED, That))~~). However, if after giving the ninety-day notice the  
6 change in policy is delayed, the notice requirements of subsection (1)  
7 of this section shall apply unless waived by the tenant.

8 **Sec. 2.** RCW 59.18.220 and 1973 1st ex.s. c 207 s 22 are each  
9 amended to read as follows:

10 (1) In all cases where premises are rented for a specified time, by  
11 express or implied contract, the tenancy shall be deemed terminated at  
12 the end of such specified time.

13 (2) Any tenant who is a member of the armed forces, including the  
14 national guard and armed forces reserves, or that tenant's spouse or  
15 dependent, may terminate a tenancy for a specified time if the tenant  
16 receives reassignment or deployment orders. The tenant shall provide  
17 notice of the reassignment or deployment order to the landlord no later  
18 than seven days after receipt.

19 **Sec. 3.** RCW 59.20.090 and 1998 c 118 s 3 are each amended to read  
20 as follows:

21 (1) Unless otherwise agreed rental agreements shall be for a term  
22 of one year. Any rental agreement of whatever duration shall be  
23 automatically renewed for the term of the original rental agreement,  
24 unless a different specified term is agreed upon.

25 (2) A landlord seeking to increase the rent upon expiration of the  
26 term of a rental agreement of any duration shall notify the tenant in  
27 writing three months prior to the effective date of any increase in  
28 rent.

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

31 (4)(a) The tenant may terminate the rental agreement upon thirty  
32 days written notice whenever a change in the location of the tenant's  
33 employment requires a change in his residence, and shall not be liable  
34 for rental following such termination unless after due diligence and  
35 reasonable effort the landlord is not able to rent the mobile home lot

1 at a fair rental. If the landlord is not able to rent the lot, the  
2 tenant shall remain liable for the rental specified in the rental  
3 agreement until the lot is rented or the original term ends;

4 (b) Any tenant who is a member of the armed forces, including the  
5 national guard and armed forces reserves, or that tenant's spouse or  
6 dependent, may terminate a rental agreement with less than thirty days  
7 notice if ((he)) the tenant receives reassignment or deployment orders  
8 which do not allow greater notice. The tenant shall provide notice of  
9 the reassignment or deployment order to the landlord no later than  
10 seven days after receipt.

11 NEW SECTION. **Sec. 4.** This act is necessary for the immediate  
12 preservation of the public peace, health, or safety, or support of the  
13 state government and its existing public institutions, and takes effect  
14 immediately.

--- END ---