

5553-S

Sponsor(s): Senate Committee on Financial Services, Insurance & Housing (originally sponsored by Senators Mulliken, Oke, T. Sheldon and Stevens)

Brief Description: Creating a procedure for landlords to immediately evict tenants involved in criminal activity.

**SB 5553-S - DIGEST**

(DIGEST OF PROPOSED 1ST SUBSTITUTE)

Declares an intent to protect property owners, agents, and neighbors from further mental anguish, threats, physical harm, and financial loss by providing for the immediate eviction of persons committing criminal actions or unlawful civil disruptions based upon the findings of fact and the legal conclusions of a court of law.

Provides that a landlord or neighbor petitioner, with supporting evidence and documentation, may request a court having jurisdiction to authorize the immediate eviction of a tenant, if the tenant has: (1) Misbranded drugs by misleading representation under RCW 69.04.530;

(2) Possessed, manufactured, or delivered drugs in violation of the uniform controlled substances act, chapter 69.50 RCW;

(3) Committed a violation involving methamphetamine under RCW 69.50.401 or 69.50.440;

(4) Committed arson, reckless burning, and/or malicious mischief under chapter 9A.48 RCW;

(5) Committed acts of domestic violence as defined in RCW 26.50.010;

(6) Committed malicious placement of an explosive, malicious explosion of a substance, and/or threatened to bomb or injure property under RCW 70.74.270, 70.74.272, 70.74.275, 70.74.280, or 9.61.160;

(7) Committed a public disturbance under RCW 9A.84.010 or 9A.84.020;

(8) Committed assault under chapter 9A.36 RCW;

(9) Committed homicide as defined under RCW 9A.32.010; or

(10) Committed a felony sexual offense as defined under chapter 9A.44 RCW.