

SHB 2014 - H AMD 952

By Representative Chase

WITHDRAWN 01/18/2008

1 On page 5, line 32, after "facilities;" strike "and"

2 On page 6, line 8, after "period" insert "; and

3 (h) All tenants must be provided with the option to terminate their
4 lease or rental agreement without cause or consequence after providing
5 the declarant with thirty days' notice under any of the following
6 circumstances:

7 (i) The tenant receives a one hundred twenty-day notice as provided
8 in subsection (1) of this section;

9 (ii) The declarant or dealer has publicly recorded, filed
10 documents, or applied for permits with the local jurisdiction
11 pertaining to and specifically referencing a conversion of the
12 development to condominiums; or

13 (iii) The declarant has announced in writing the conversion of the
14 development to condominiums.

15 If a tenant exercises his or her right to terminate a lease under
16 this subsection (6)(h), the tenant must: Be discharged from the
17 payment of rent for any period of time following the date the lease
18 terminates; be entitled to a pro rata refund of any prepaid rent for
19 any period of time following the date the lease terminates; and
20 continue to have access to relocation assistance under (e) of this
21 subsection. Reprisal or retaliatory action as defined under RCW
22 59.18.240 is prohibited against any tenant exercising his or her right
23 to terminate a lease or rental agreement under this subsection (6)(h)"

24 On page 9, line 9, strike "2007" and insert "2008"

EFFECT: Allows local jurisdictions to require declarants to allow

tenants to terminate leases after thirty days' notice after receiving a notice of conversion or after the declarant publicly records or announces a conversion. If a tenant exercises this right, he or she is entitled to a pro rata refund of any prepaid rent for time following the lease termination, and reprisal is prohibited.

Updates the date that the act takes effect.

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