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HOUSE BILL 2469

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State of Washington                      61st Legislature                      2010 Regular Session

By Representatives Williams, Chase, Appleton, Moeller, McCoy, and White

Prefiled 12/18/09. Read first time 01/11/10. Referred to Committee on  
Judiciary.

1            AN ACT Relating to access to tenants by political candidates or  
2 their agents or those advocating for or against ballot measures; adding  
3 a new section to chapter 59.18 RCW; and creating a new section.

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

5            NEW SECTION.    **Sec. 1.** The legislature finds that there is a lack  
6 of uniformity among landlords concerning access to their tenants by  
7 political candidates or their agents or those advocating for or against  
8 ballot measures. While landlords are under no obligation to allow  
9 physical access to their premises by commercial solicitors, the  
10 legislature finds that political free speech enjoys heightened  
11 protection under the law. The ability of tenants to be full  
12 participants in the political process should not be unreasonably  
13 infringed by a landlord, unless the tenant is aware of such  
14 restrictions at the time of signing his or her rental agreement.

15            NEW SECTION.    **Sec. 2.** A new section is added to chapter 59.18 RCW  
16 to read as follows:

17            (1) Except as provided in subsection (2) of this section, a  
18 landlord may not unreasonably limit access to his or her premises,

1 during daylight hours, by political candidates or their agents or those  
2 advocating for or against ballot measures, who seek to have the same  
3 interaction with tenants as they would with residential homeowners.

4 (2) A written rental agreement that permits the landlord to limit  
5 access to his or her premises by political candidates or their agents  
6 or those advocating for or against ballot measures is valid and  
7 enforceable.

8 (3) This section may not be construed to allow political candidates  
9 or their agents or those advocating for or against ballot measures  
10 access to the landlord's premises without the consent of the tenant.

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