
SENATE BILL 5522

State of Washington

63rd Legislature

2013 Regular Session

By Senators Sheldon, Benton, and Shin

Read first time 02/01/13. Referred to Committee on Financial Institutions, Housing & Insurance.

1 AN ACT Relating to clarification of the duration of a rental
2 agreement offered for renewal in manufactured housing communities; and
3 amending RCW 59.20.090.

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

5 **Sec. 1.** RCW 59.20.090 and 2010 c 8 s 19034 are each amended to
6 read as follows:

7 (1) Unless otherwise agreed, rental agreements (~~shall~~) must be
8 for a term of one year. Any subsequent rental agreement (~~of whatever~~
9 ~~duration shall be automatically renewed for the term of the original~~
10 ~~rental agreement~~) offered for renewal must specify a minimum term of
11 one year, unless a different specified term is agreed upon.

12 (2) A landlord seeking to increase the rent upon expiration of the
13 term of a rental agreement of any duration shall notify the tenant in
14 writing three months prior to the effective date of any increase in
15 rent.

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

18 (4)(a) The tenant may terminate the rental agreement upon thirty
19 days written notice whenever a change in the location of the tenant's

1 employment requires a change in his or her residence, and shall not be
2 liable for rental following such termination unless after due diligence
3 and reasonable effort the landlord is not able to rent the mobile home
4 lot at a fair rental. If the landlord is not able to rent the lot, the
5 tenant shall remain liable for the rental specified in the rental
6 agreement until the lot is rented or the original term ends.

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

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