
SUBSTITUTE SENATE BILL 5218

State of Washington

64th Legislature

2015 Regular Session

By Senate Financial Institutions & Insurance (originally sponsored by Senators Hobbs and Benton)

READ FIRST TIME 02/13/15.

1 AN ACT Relating to unlawful detainer actions for at-will
2 tenancies; and adding a new section to chapter 59.12 RCW.

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

4 NEW SECTION. **Sec. 1.** A new section is added to chapter 59.12
5 RCW to read as follows:

6 (1) A person is guilty of unlawful detainer when he or she
7 occupies real property with the prior consent of the owner but
8 without a denominated rental amount or designated period of tenancy
9 on an at-will basis, and he or she fails to remove from the premises
10 after twenty days' notice in writing served upon him or her in the
11 manner provided by RCW 59.12.040.

12 (2) This section does not apply to housing for agricultural
13 employees while provided in conjunction with such employment.

14 (3) RCW 59.12.090, 59.12.100, and 59.12.170 do not apply to any
15 at-will tenant under this section. RCW 59.18.055, 59.18.370, and
16 59.18.380 through 59.18.410 apply to any action of forcible entry or
17 detainer or unlawful detainer arising from an at-will tenant under
18 this section.

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