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SENATE BILL 6592

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State of Washington

64th Legislature

2016 Regular Session

By Senators Jayapal, Miloscia, Darneille, Cleveland, Frockt, Conway, Chase, Hasegawa, Keiser, and McAuliffe

Read first time 01/28/16. Referred to Committee on Financial Institutions & Insurance.

1 AN ACT Relating to providing adequate time for tenants to  
2 relocate due to a rent increase; amending RCW 59.18.140; and creating  
3 a new section.

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

5 NEW SECTION. **Sec. 1.** The legislature finds that dramatic rent  
6 increases are becoming an emergency situation across the state. Rent  
7 spikes have dire consequences for low and middle-income families. In  
8 2015, Vancouver, Washington topped the list of cities that  
9 experienced the highest year-to-year rent increases, with Seattle  
10 coming in third. High rent increases amount to eviction for many  
11 people who are already overburdened by rent payments. Without  
12 adequate time or resources, low-income households can easily slip  
13 into homelessness.

14 The legislature recognizes that tenants required to find new  
15 rental housing based on a rent increase need sufficient time to  
16 locate new housing and save accordingly. Receiving thirty days'  
17 notice for a significant rent increase is simply inadequate in  
18 today's rental market. It is the intent and purpose of this act to  
19 provide tenants with sufficient time to find satisfactory housing to  
20 meet their needs, which can include transportation, school,  
21 childcare, and job-related issues.

1       **Sec. 2.** RCW 59.18.140 and 2010 c 8 s 19022 are each amended to  
2 read as follows:

3       (1) The tenant shall conform to all reasonable obligations or  
4 restrictions, whether denominated by the landlord as rules, rental  
5 agreement, rent, or otherwise, concerning the use, occupation, and  
6 maintenance of his or her dwelling unit, appurtenances thereto, and  
7 the property of which the dwelling unit is a part if such obligations  
8 and restrictions are not in violation of any of the terms of this  
9 chapter and are not otherwise contrary to law, and if such  
10 obligations and restrictions are brought to the attention of the  
11 tenant at the time of his or her initial occupancy of the dwelling  
12 unit and thus become part of the rental agreement. (~~Except for~~  
13 termination of tenancy, after thirty days written notice to each  
14 affected tenant, a new rule of tenancy including a change in the  
15 amount of rent may become effective upon completion of the term of  
16 the rental agreement or sooner upon mutual consent.))

17       (2) Unless otherwise agreed to by mutual consent, a new rule of  
18 tenancy, including a change in rent, may become effective upon  
19 completion of the term of the rental agreement and after thirty days'  
20 written notice to each affected tenant.

21       (3) Any city, town, county, or municipal corporation that is  
22 required to develop a comprehensive plan under RCW 36.70A.040(1) is  
23 authorized to require, after reasonable notice to the public and a  
24 public hearing, up to ninety days' written notice for a change in  
25 rent exceeding five percent of the tenant's current rent.

26       (4) RCW 59.18.200 governs notice of a termination of tenancy, and  
27 a termination of tenancy is not a change in a rule of tenancy as  
28 provided in this section.

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