
HOUSE BILL 2040

State of Washington 65th Legislature 2017 Regular Session

By Representatives Frame, Robinson, Jinkins, Bergquist, Ormsby,
Stanford, and Macri

Read first time 02/08/17. Referred to Committee on Judiciary.

1 AN ACT Relating to increasing the notice of termination for
2 tenancies under the residential landlord-tenant act; and amending RCW
3 59.18.200.

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

5 **Sec. 1.** RCW 59.18.200 and 2008 c 113 s 4 are each amended to
6 read as follows:

7 (1)(a) When premises are rented for an indefinite time, with
8 monthly or other periodic rent reserved, such tenancy shall be
9 construed to be a tenancy from month to month, or from period to
10 period on which rent is payable, and shall be terminated by written
11 notice of (~~twenty~~) thirty days or more, preceding the end of any of
12 the months or periods of tenancy, given by either party to the other.

13 (b) If a tenant has occupied the premises for two or more years,
14 such tenancy shall be terminated by written notice of sixty days or
15 more, preceding the end of any of the months of periods of tenancy,
16 given by either party to the other.

17 (c) Any tenant who is a member of the armed forces, including the
18 national guard and armed forces reserves, or that tenant's spouse or
19 dependant, may terminate a rental agreement with less than (~~twenty~~)
20 thirty days' notice, or sixty days' notice when applicable, if the

1 tenant receives reassignment or deployment orders that do not allow a
2 (~~twenty-day~~) thirty-day notice or sixty-day notice.

3 (2)(a) Whenever a landlord plans to change to a policy of
4 excluding children, the landlord shall give a written notice to a
5 tenant at least ninety days before termination of the tenancy to
6 effectuate such change in policy. Such ninety-day notice shall be in
7 lieu of the notice required by subsection (1) of this section.
8 However, if after giving the ninety-day notice the change in policy
9 is delayed, the notice requirements of subsection (1) of this section
10 shall apply unless waived by the tenant.

11 (b) Whenever a landlord plans to change any apartment or
12 apartments to a condominium form of ownership, the landlord shall
13 provide a written notice to a tenant at least one hundred twenty days
14 before termination of the tenancy, in compliance with RCW
15 64.34.440(1), to effectuate such change. The one hundred twenty-day
16 notice is in lieu of the notice required in subsection (1) of this
17 section. However, if after providing the one hundred twenty-day
18 notice the change to a condominium form of ownership is delayed, the
19 notice requirements in subsection (1) of this section apply unless
20 waived by the tenant.

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