

**SHB 2520** - H AMD 1355

By Representative Thai

1 On page 8, line 29, after "59.18.260;" strike "or"

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3 On page 8, line 30, after "(iv)" strike all material through  
4 "entirety" on line 34 and insert "In excess of the cost of repair of  
5 an item in situations in which the premises, including fixtures,  
6 equipment, appliances, and furnishings, are damaged in excess of wear  
7 resulting from ordinary use of the premises, the damage does not  
8 encompass the item's entirety, the item can be repaired, and the cost  
9 of repairs to the damaged portion is less expensive than replacement  
10 of the whole; or

11 (v) In excess of the cost of replacement of an item in situations  
12 in which the premises, including fixtures, equipment, appliances, and  
13 furnishings, are damaged in excess of wear resulting from ordinary use  
14 of the premises, the damage does not encompass the item's entirety,  
15 and the item can be repaired, but the cost to repair the damaged  
16 portion is more expensive than replacement of the whole"

17  
18  
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EFFECT: Replaces the provision that limited the amount that could be withheld from the deposit in cases of partial damage to the cost of repair or replacement and instead provides that when damage to an item does not encompass the entirety of the item, and the item can be repaired, the amount that a landlord can withhold from the deposit is limited to: (1)the cost of repairs if repair is less expensive than replacement; or (2)the cost of replacement if repair is more expensive.

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