

ESHB 1236 - S AMD TO S AMD (S-2587.1/21) 597
By Senator Fortunato

WITHDRAWN 04/08/2021

1 On page 8, line 25, after "notice" insert ". For purposes of this
2 subsection (2)(b), a "substantial breach of a material term
3 subscribed to by the tenant within the lease or rental agreement"
4 means the totality of the circumstances, including factors such as
5 whether there has been a significant number of complaints to the
6 landlord about the tenant's activities at the property, damage done
7 by the tenant to the property, including the property of other
8 tenants or neighbors, harassment or threats made by the tenant to
9 other tenants or neighbors that have been reported to law enforcement
10 agencies, any police incident reports involving the tenant, and the
11 tenant's criminal history"

12 On page 11, line 34, after "occurrences;" strike "and"

13 On page 11, line 38, after "violation;" insert "and

14 (vii) For purposes of this subsection (2)(n), a "substantial
15 breach of a material term subscribed to by the tenant within the
16 lease or rental agreement" means the totality of the circumstances,
17 including factors such as whether there has been a significant number
18 of complaints to the landlord about the tenant's activities at the
19 property, damage done by the tenant to the property, including the
20 property of other tenants or neighbors, harassment or threats made by
21 the tenant to other tenants or neighbors that have been reported to
22 law enforcement agencies, any police incident reports involving the
23 tenant, and the tenant's criminal history;"

EFFECT: Provides a definition for substantial breach of a material term subscribed to by the tenant within the lease or rental agreement for purposes of two of the specified enumerated causes to evict or refuse to renew or terminate a tenancy.

--- END ---