
HOUSE BILL 2105

State of Washington

67th Legislature

2022 Regular Session

By Representatives Gilday, Chapman, Walen, Barkis, and Sutherland

Read first time 01/28/22. Referred to Committee on Housing, Human Services & Veterans.

1 AN ACT Relating to service of notice on landlords and tenants;
2 and amending RCW 59.20.150.

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

4 **Sec. 1.** RCW 59.20.150 and 1999 c 359 s 14 are each amended to
5 read as follows:

6 (1) Any notice required by this chapter to be given to a tenant
7 shall be served on behalf of the landlord:

8 (a) By delivering a copy personally to the tenant; ~~((e))~~

9 (b) ~~((if))~~ By sending a copy by email to the email address
10 provided by the tenant and also sending a copy through the mail
11 addressed to the tenant at the tenant's last known address so long as
12 the following conditions are met:

13 (i) The rental agreement or other signed document executed by the
14 tenant specifies in bold type that notices will be given to the
15 tenant by email;

16 (ii) The tenant expressly agrees to receive notices by email;

17 (iii) The landlord provides the tenant with the email address
18 from which notices will be sent and directs the tenant to modify his
19 or her email settings to allow email from that address to avoid any
20 filtration systems; and

1 (iv) The landlord notifies the tenant of any change in the email
2 address from which notices will be sent prior to the address change;
3 or

4 (c) If the tenant is absent from the mobile home, manufactured
5 home, or park model by affixing a copy of the notice in a conspicuous
6 place on the mobile home, manufactured home, or park model and also
7 sending a copy through the mail addressed to the tenant at the
8 tenant's last known address.

9 (2) Any notice required by this chapter to be given to the
10 landlord shall be served by the tenant in the same manner as provided
11 for in subsection (1) of this section, ~~((or))~~ by mail to the landlord
12 at such place as shall be expressly provided in the rental agreement,
13 or by sending a copy by email to the email address provided by the
14 landlord so long as the landlord expressly agrees to receive notices
15 by email.

16 (3) The landlord shall state in any notice of eviction required
17 by RCW 59.20.080(1) as now or hereafter amended the specific reason
18 for eviction in a clear and concise manner.

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