

SENATE BILL REPORT

SB 6064

As of January 23, 2024

Title: An act relating to moneys collected by a landlord as fees, deposit, or security for pets.

Brief Description: Concerning moneys collected by a landlord as fees, deposit, or security for pets.

Sponsors: Senators Hansen, Kuderer and Liias.

Brief History:

Committee Activity: Housing: 1/24/24.

Brief Summary of Bill

- Modifies deposit requirements to include provisions related to pet fees and deposits.

SENATE COMMITTEE ON HOUSING

Staff: Samantha Doyle (786-7335)

Background: Residential Landlord-Tenant Act. The Residential Landlord-Tenant Act (RLTA) governs the relationship and agreements between residential landlords and tenants. These regulations include provisions regarding the rights and duties of both landlords and tenants. The RLTA further establishes the procedures for enforcement and remedies for violations.

Deposits. The RLTA provides regulations around how and when a landlord may require a deposit from a tenant. Among other requirements, deposits must be written in a lease agreement that includes a checklist of the condition of the existing premise and appliances. Deposits must be able to be paid in installments and shall not be withheld at the end of tenancy for regular wear resulting from ordinary use of the premise. There are no restrictions relating to pet deposits.

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not part of the legislation nor does it constitute a statement of legislative intent.

Summary of Bill: Any money paid to the landlord as a condition of allowing a tenant's pet to reside at the residence is considered a deposit and may not exceed \$150. This deposit must be refundable, as landlords may not charge any nonrefundable pet fees or deposits within a lease agreement. There may not be any additional rent for keeping a pet.

Appropriation: None.

Fiscal Note: Not requested.

Creates Committee/Commission/Task Force that includes Legislative members: No.

Effective Date: Ninety days after adjournment of session in which bill is passed.