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SENATE BILL 6211

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State of Washington

68th Legislature

2024 Regular Session

By Senator McCune

1 AN ACT Relating to creating clarity and consistency in rental  
2 agreements under the manufactured/mobile home landlord-tenant act;  
3 and amending RCW 59.20.090.

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

5 **Sec. 1.** RCW 59.20.090 and 2019 c 23 s 5 are each amended to read  
6 as follows:

7 (1) Unless otherwise agreed, rental agreements shall be for a  
8 term of one year. Any rental agreement of whatever duration shall be  
9 automatically renewed for the term of the original rental agreement,  
10 unless a different specified term is agreed upon.

11 (2) ((A)) No landlord ~~((seeking to increase the rent upon~~  
12 ~~expiration of the term of a rental agreement of any duration shall))~~  
13 may increase the rent more than once in any 12-month period and shall  
14 notify the tenant in writing three months prior to the effective date  
15 of any increase in rent.

16 (3) A tenant shall notify the landlord in writing one month prior  
17 to the expiration of a rental agreement of an intention not to renew.

18 (4)(a) The tenant may terminate the rental agreement upon  
19 ~~((thirty))~~ 30 days written notice whenever a change in the location  
20 of the tenant's employment requires a change in his or her residence,  
21 and shall not be liable for rental following such termination unless

1 after due diligence and reasonable effort the landlord is not able to  
2 rent the mobile home lot at a fair rental. If the landlord is not  
3 able to rent the lot, the tenant shall remain liable for the rental  
4 specified in the rental agreement until the lot is rented or the  
5 original term ends.

6 (b) Any tenant who is a member of the armed forces, including the  
7 national guard and armed forces reserves, or that tenant's spouse or  
8 dependent, may terminate a rental agreement with less than (~~thirty~~)  
9 30 days notice if the tenant receives permanent change of station or  
10 deployment orders which do not allow greater notice. The service  
11 member shall provide the landlord a copy of the official military  
12 orders or a signed letter from the service member's commanding  
13 officer confirming any of the following criteria are met:

14 (i) The service member is required, pursuant to permanent change  
15 of station orders, to move (~~thirty-five~~) 35 miles or more from the  
16 location of the rental premises;

17 (ii) The service member is prematurely or involuntarily  
18 discharged or released from active duty;

19 (iii) The service member is released from active duty after  
20 having leased the rental premises while on active duty status and the  
21 rental premises is (~~thirty-five~~) 35 miles or more from the service  
22 member's home of record prior to entering active duty;

23 (iv) After entering into a rental agreement, the commanding  
24 officer directs the service member to move into government provided  
25 housing;

26 (v) The service member receives temporary duty orders, temporary  
27 change of station orders, or state active duty orders to an area  
28 (~~thirty-five~~) 35 miles or more from the location of the rental  
29 premises, provided such orders are for a period not less than  
30 (~~ninety~~) 90 days; or

31 (vi) The service member has leased the property, but prior to  
32 taking possession of the rental premises, receives change of station  
33 orders to an area that is (~~thirty-five~~) 35 miles or more from the  
34 location of the rental premises.

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