
HOUSE BILL 1542

State of Washington

69th Legislature

2025 Regular Session

By Representatives Reeves and Peterson

Read first time 01/23/25. Referred to Committee on Housing.

1 AN ACT Relating to senior independent housing; and adding a new
2 chapter to Title 70 RCW.

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

4 NEW SECTION. **Sec. 1.** The definitions in this section apply
5 throughout this chapter unless the context clearly requires
6 otherwise.

7 (1) "Department" means the department of commerce.

8 (2) "Resident" means any person who resides in senior independent
9 housing.

10 (3) "Senior independent housing" means any residential housing
11 that is advertised, maintained, designed, or constructed for the
12 express or implied purpose of providing housing for persons 55 years
13 of age or older who are independent and do not require assistance
14 with activities of daily living. Senior independent housing is
15 typically designed to enable seniors to live on their own, but with
16 the security and convenience of community living, including
17 recreational, educational, and social activities. "Senior independent
18 housing" does not include facilities that provide medical care or
19 assistance with activities of daily living, such as assisted living
20 facilities, nursing homes, long-term care facilities, or other
21 similar living arrangements.

1 NEW SECTION. **Sec. 2.** (1) In addition to any other rights
2 provided by law, senior independent housing residents have the rights
3 provided in this section. The rights provided in this section are
4 minimum rights guaranteed to all residents and are not intended to
5 diminish any other rights provided in local, state, or federal laws.

6 (2) A senior independent housing resident has the right to:

7 (a) Be free of interference, coercion, discrimination, and
8 reprisal from the senior independent housing provider in exercising
9 the resident's rights;

10 (b) Be treated respectfully by management, employees, and staff
11 of the senior independent housing provider;

12 (c) Install safety and security devices, including cameras, at
13 the entrance to the resident's individual living unit or within the
14 unit;

15 (d) Organize, attend, and hold meetings open to any and all
16 residents at reasonable hours and times;

17 (e) Communicate with and receive a timely response from the
18 manager of the senior independent housing provider or the manager's
19 designee at any time of day, including after hours and on weekends,
20 in case of emergencies; and

21 (f) Provide anonymous suggestions and feedback to the management,
22 employees, and staff of the senior independent housing provider
23 through methods such as suggestion boxes in common areas.

24 NEW SECTION. **Sec. 3.** The legislature finds that the practices
25 covered by section 2 of this act are matters vitally affecting the
26 public interest for the purpose of applying the consumer protection
27 act, chapter 19.86 RCW. A violation of section 2 of this act by a
28 senior independent housing provider is not reasonable in relation to
29 the development and preservation of business and is an unfair or
30 deceptive act in trade or commerce and an unfair method of
31 competition for the purpose of applying the consumer protection act,
32 chapter 19.86 RCW.

33 NEW SECTION. **Sec. 4.** By July 1, 2026, and in compliance with
34 RCW 43.01.036, the department shall submit a report on senior
35 independent housing to the appropriate committees of the legislature.
36 The report must include:

37 (1) Data on the number of senior independent housing providers,
38 properties, and dwelling units located in the state; and

1 (2) Recommendations to the legislature regarding policy changes
2 that could be adopted to:

3 (a) Ensure quality of life for residents;

4 (b) Provide statewide oversight of senior independent housing;
5 and

6 (c) Ensure that senior independent housing providers comply with
7 laws and regulations related to building accessibility and safety,
8 reasonable accommodations, landlord-tenant duties, and resident
9 rights, such as:

10 (i) The residential landlord-tenant act in chapter 59.18 RCW;

11 (ii) The laws against discrimination in chapter 49.60 RCW;

12 (iii) The state building code in chapter 19.27 RCW;

13 (iv) The senior independent housing resident rights provided in
14 section 2 of this act;

15 (v) The federal fair housing act (42 U.S.C. Sec. 3601 et seq.);

16 (vi) The federal Americans with disabilities act (42 U.S.C. Sec.
17 12101 et seq.); and

18 (vii) Any other relevant laws and regulations.

19 NEW SECTION. **Sec. 5.** Sections 1 through 4 of this act
20 constitute a new chapter in Title 70 RCW.

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