

**Chapter 7.28 RCW**  
**EJECTMENT, QUIETING TITLE**

**Sections**

- 7.28.010 Who may maintain actions—Service on nonresident defendant.
- 7.28.050 Limitation of actions for recovery of real property—  
Adverse possession under title deducible of record.
- 7.28.060 Rights inhere to heirs, devisees and assigns.
- 7.28.070 Adverse possession under claim and color of title—Payment  
of taxes.
- 7.28.080 Color of title to vacant and unoccupied land.
- 7.28.083 Adverse possession—Reimbursement of taxes or assessments—  
Payment of unpaid taxes or assessments—Awarding of costs  
and attorneys' fees.
- 7.28.085 Adverse possession—Forestland—Additional requirements—  
Exceptions.
- 7.28.090 Adverse possession—Public lands—Adverse title in minors,  
persons under guardianship or conservatorship.
- 7.28.100 Construction.
- 7.28.110 Substitution of landlord in action against tenant.
- 7.28.120 Pleadings—Superior title prevails.
- 7.28.130 Defendant must plead nature of his or her estate or right  
to possession.
- 7.28.140 Verdict of jury.
- 7.28.150 Damages—Limitation—Permanent improvements.
- 7.28.160 Defendant's counterclaim for permanent improvements and  
taxes paid.
- 7.28.170 Defendant's counterclaim for permanent improvements and  
taxes paid—Pleadings, issues and trial on counterclaim.
- 7.28.180 Defendant's counterclaim for permanent improvements and  
taxes paid—Judgment on counterclaim—Payment.
- 7.28.190 Verdict where plaintiff's right to possession expires  
before trial.
- 7.28.200 Order for survey of property.
- 7.28.210 Order for survey of property—Contents of order—Service.
- 7.28.220 Alienation by defendant, effect of.
- 7.28.230 Mortgagee cannot maintain action for possession—Possession  
to collect mortgaged, pledged, or assigned rents and  
profits—Perfection of security interest.
- 7.28.240 Action between cotenants.
- 7.28.250 Action against tenant on failure to pay rent.
- 7.28.260 Effect of judgment—Lis pendens—Vacation.
- 7.28.270 Effect of vacation of judgment.
- 7.28.280 Conflicting claims, donation law, generally—Joinder of  
parties.
- 7.28.300 Quieting title against outlawed mortgage or deed of trust.
- 7.28.310 Quieting title to personal property.
- 7.28.320 Possession no defense.

*Forcible and unlawful entry, detainer: Chapters 59.12, 59.16 RCW.*

*Liens: Title 60 RCW.*

*Real property: Title 64 RCW.*

*Rent default, less than forty dollars: Chapter 59.08 RCW.*

*Tenancies: Chapter 59.04 RCW.*