

1 **HB 1717 - H AMD 0114 ADOPTED 3-13-03**

2 By Representative Cody

3 On page 2, after line 24, insert the following:

4 "(4) If a landlord fails to comply with the requirements of
5 this section, and the failure was not caused by the tenant, the
6 tenant may terminate the rental agreement by written notice under
7 RCW 59.18.090. In addition, a landlord who fails to comply with
8 this section shall be liable to the tenant in a civil action for
9 actual damages, attorneys' fees, and a penalty of one hundred
10 dollars. If the court determines that the landlord deliberately
11 failed to comply with the requirements of this section, the court
12 shall impose a penalty of two hundred dollars."

EFFECT: Provides two remedies for a tenant if a landlord fails to comply with the act: (a) Allows the tenant to terminate the rental agreement upon written notice and an opportunity for the landlord to comply within a reasonable time; and (b) allows the tenant to bring a civil action for actual damages, attorneys' fees and a \$100 penalty, or a \$200 penalty if the landlord's noncompliance was deliberate.