
SUBSTITUTE HOUSE BILL 2484

State of Washington

61st Legislature

2010 Regular Session

By House Judiciary (originally sponsored by Representatives Roberts, Nelson, Darneille, Pedersen, Green, Miloscia, Hunt, Ormsby, and Flannigan)

READ FIRST TIME 01/26/10.

1 AN ACT Relating to the termination of month to month or other
2 periodic tenancies governed by the residential landlord-tenant act; and
3 amending RCW 59.18.200.

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

5 **Sec. 1.** RCW 59.18.200 and 2008 c 113 s 4 are each amended to read
6 as follows:

7 (1)(a) When premises are rented for an indefinite time, with
8 monthly or other periodic rent reserved, such tenancy shall be
9 construed to be a tenancy from month to month, or from period to period
10 on which rent is payable, and shall be terminated by written notice of
11 (~~twenty~~) thirty days or more, preceding the end of any of the months
12 or periods of tenancy, given by either party to the other.

13 (b) Any tenant who has been served with a thirty-day written notice
14 under RCW 59.18.140 announcing a new rule of tenancy, including a
15 change in the amount of rent, may terminate a rental agreement by
16 written notice of twenty days or more, preceding the effective date of
17 the new rule.

18 (c) Any tenant who is a member of the armed forces, including the
19 national guard and armed forces reserves, or that tenant's spouse or

1 dependant, may terminate a rental agreement with less than ((~~twenty~~))
2 thirty days' notice if the tenant receives reassignment or deployment
3 orders that do not allow a ((~~twenty-day~~)) thirty-day notice.

4 (2)(a) Whenever a landlord plans to change to a policy of excluding
5 children, the landlord shall give a written notice to a tenant at least
6 ninety days before termination of the tenancy to effectuate such change
7 in policy. Such ninety-day notice shall be in lieu of the notice
8 required by subsection (1)(a) of this section. However, if after
9 giving the ninety-day notice the change in policy is delayed, the
10 notice requirements of subsection (1)(a) of this section shall apply
11 unless waived by the tenant.

12 (b) Whenever a landlord plans to change any apartment or apartments
13 to a condominium form of ownership, the landlord shall provide a
14 written notice to a tenant at least one hundred twenty days before
15 termination of the tenancy, in compliance with RCW 64.34.440(1), to
16 effectuate such change. The one hundred twenty-day notice is in lieu
17 of the notice required in subsection (1)(a) of this section. However,
18 if after providing the one hundred twenty-day notice the change to a
19 condominium form of ownership is delayed, the notice requirements in
20 subsection (1)(a) of this section apply unless waived by the tenant.

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