

SENATE BILL REPORT

SB 6292

As of January 21, 2014

Title: An act relating to providing adequate time and assistance for tenants to relocate due to a rent increase or change of use of the residential unit.

Brief Description: Concerning tenant relocation assistance.

Sponsors: Senators Kohl-Welles, Frockt, Chase, Hasegawa, Conway and Keiser.

Brief History:

Committee Activity: Financial Institutions, Housing & Insurance: 1/23/14.

SENATE COMMITTEE ON FINANCIAL INSTITUTIONS, HOUSING & INSURANCE

Staff: Alison Mendiola (786-7483)

Background: Residential Landlord-Tenant Act. Washington's Residential Landlord Tenant Act (RLTA), chapter 59.18 RCW, governs the relationship between the renter of residential property (tenant), and the property owner or property owner's agent (landlord). The RLTA outlines the specific duties of the landlord and tenant. One of the requirements of the RLTA is that a landlord provide a tenant with 30 days' written notice for any new rule of tenancy, including a change in the amount of rent charged.

Tenant Relocation Assistance. State law allows local jurisdictions that are required to develop a comprehensive plan under the Growth Management Act to authorize tenant relocation assistance to low-income tenants upon the demolition, substantial rehabilitation whether due to code enforcement or any other reason, change of use of residential property, or upon the removal of use restrictions in an assisted-housing development. The relocation assistance is limited to tenants whose household earns up to 50 percent of the area's median income, adjusted for family size, in the county where the tenants reside. The assistance is capped at \$2,000 per unit and the landlord cannot be required to pay more than half of the assistance provided. The municipality may make annual adjustments to reflect changes in inflation, as prescribed by statute.

Summary of Bill: Under RLTA, landlords must provide tenants with 90 days' written notice for any new rule of tenancy, including a change in the amount of rent charged.

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not a part of the legislation nor does it constitute a statement of legislative intent.

The state law authorizing tenant relocation assistance is amended so that local jurisdictions may authorize assistance to tenants whose household earns up to 80 percent of the area's median income, adjusted for family size, in the county where the tenants reside.

Appropriation: None.

Fiscal Note: Not requested.

Committee/Commission/Task Force Created: No.

Effective Date: Ninety days after adjournment of session in which bill is passed.