

CERTIFICATION OF ENROLLMENT

HOUSE BILL 1462

Chapter 339, Laws of 2019

66th Legislature
2019 Regular Session

LANDLORD NOTICE TO TENANT--DEMOLISH, REHABILITATE, OR CHANGE USE OF
RESIDENTIAL PROPERTY

EFFECTIVE DATE: July 28, 2019

Passed by the House April 23, 2019
Yeas 96 Nays 0

FRANK CHOPP

Speaker of the House of Representatives

Passed by the Senate April 13, 2019
Yeas 44 Nays 1

CYRUS HABIB

President of the Senate

Approved May 9, 2019 2:54 PM

JAY INSLEE

Governor of the State of Washington

CERTIFICATE

I, Bernard Dean, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **HOUSE BILL 1462** as passed by the House of Representatives and the Senate on the dates hereon set forth.

BERNARD DEAN

Chief Clerk

FILED

May 13, 2019

**Secretary of State
State of Washington**

HOUSE BILL 1462

AS AMENDED BY THE SENATE

Passed Legislature - 2019 Regular Session

State of Washington

66th Legislature

2019 Regular Session

By Representatives Barkis, Reeves, Kirby, Riccelli, Jenkin, Stokesbary, Gildon, Walsh, Chambers, Dye, Hoff, Volz, and Irwin

Read first time 01/22/19. Referred to Committee on Civil Rights & Judiciary.

1 AN ACT Relating to providing notice of plans to demolish,
2 substantially rehabilitate, or change use of residential premises;
3 amending RCW 59.18.200; and prescribing penalties.

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
6 read 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
10 period on which rent is payable, and shall be terminated by written
11 notice of twenty 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 is a member of the armed forces, including the
14 national guard and armed forces reserves, or that tenant's spouse or
15 dependent, may terminate a rental agreement with less than twenty
16 days' notice if the tenant receives reassignment or deployment orders
17 that do not allow a twenty-day notice.

18 (2)(a) Whenever a landlord plans to change to a policy of
19 excluding children, the landlord shall give a written notice to a
20 tenant at least ninety days before termination of the tenancy to
21 effectuate such change in policy. Such ninety-day notice shall be in

1 lieu of the notice required by subsection (1) of this section.
2 However, if after giving the ninety-day notice the change in policy
3 is delayed, the notice requirements of subsection (1) of this section
4 shall apply unless waived by the tenant.

5 (b) Whenever a landlord plans to change any apartment or
6 apartments to a condominium form of ownership, the landlord shall
7 provide a written notice to a tenant at least one hundred twenty days
8 before termination of the tenancy, in compliance with RCW
9 64.34.440(1), to effectuate such change. The one hundred twenty-day
10 notice is in lieu of the notice required in subsection (1) of this
11 section. However, if after providing the one hundred twenty-day
12 notice the change to a condominium form of ownership is delayed, the
13 notice requirements in subsection (1) of this section apply unless
14 waived by the tenant.

15 (c)(i) Whenever a landlord plans to demolish or substantially
16 rehabilitate premises or plans a change of use of premises, the
17 landlord shall provide a written notice to a tenant at least one
18 hundred twenty days before termination of the tenancy. This
19 subsection (2)(c)(i) does not apply to jurisdictions that have
20 created a relocation assistance program under RCW 59.18.440 and
21 otherwise provide one hundred twenty days' notice.

22 (ii) For purposes of this subsection (2)(c):

23 (A) "Assisted housing development" means a multifamily rental
24 housing development that either receives government assistance and is
25 defined as federally assisted housing in RCW 59.28.020, or that
26 receives other federal, state, or local government assistance and is
27 subject to use restrictions.

28 (B) "Change of use" means: (I) Conversion of any premises from a
29 residential use to a nonresidential use that results in the
30 displacement of an existing tenant; (II) conversion from one type of
31 residential use to another type of residential use that results in
32 the displacement of an existing tenant, such as conversion to a
33 retirement home, emergency shelter, or transient hotel; or (III)
34 conversion following removal of use restrictions from an assisted
35 housing development that results in the displacement of an existing
36 tenant: PROVIDED, That displacement of an existing tenant in order
37 that the owner or a member of the owner's immediate family may occupy
38 the premises does not constitute a change of use.

1 (C) "Demolish" means the destruction of premises or the
2 relocation of premises to another site that results in the
3 displacement of an existing tenant.

4 (D) "Substantially rehabilitate" means extensive structural
5 repair or extensive remodeling of premises that requires a permit
6 such as a building, electrical, plumbing, or mechanical permit, and
7 that results in the displacement of an existing tenant.

8 (3) A person in violation of subsection (2)(c)(i) of this section
9 may be held liable in a civil action up to three times the monthly
10 rent of the real property at issue. The prevailing party may also
11 recover court costs and reasonable attorneys' fees.

Passed by the House April 23, 2019.

Passed by the Senate April 13, 2019.

Approved by the Governor May 9, 2019.

Filed in Office of Secretary of State May 13, 2019.

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