

RCW 59.18.140 Reasonable obligations or restrictions—Tenant's duty to conform—Landlord's duty to provide written notice in increase of rent. (1) The tenant shall conform to all reasonable obligations or restrictions, whether denominated by the landlord as rules, rental agreement, rent, or otherwise, concerning the use, occupation, and maintenance of his or her dwelling unit, appurtenances thereto, and the property of which the dwelling unit is a part if such obligations and restrictions are not in violation of any of the terms of this chapter and are not otherwise contrary to law, and if such obligations and restrictions are brought to the attention of the tenant at the time of his or her initial occupancy of the dwelling unit and thus become part of the rental agreement.

(2) Except for termination of tenancy and an increase in the amount of rent, after 30 days' written notice to each affected tenant, a new rule of tenancy may become effective upon completion of the term of the rental agreement or sooner upon mutual consent.

(3) (a) Except as provided in (b) and (c) of this subsection, a landlord shall provide a minimum of 90 days' prior written notice of an increase in the amount of rent to each affected tenant, and any increase in the amount of rent may not become effective prior to the completion of the term of the rental agreement.

(b) If the rental agreement governs a subsidized tenancy where the amount of rent is based on the income of the tenant or circumstances specific to the subsidized household, a landlord shall provide a minimum of 30 days' prior written notice of an increase in the amount of rent to each affected tenant. An increase in the amount of rent may become effective upon completion of the term of the rental agreement or sooner upon mutual consent.

(c) For a tenant whose lease or rental agreement was entered into or renewed before May 7, 2025, and whose tenancy is for a specified time, if the lease or rental agreement has more than 60 days but less than 90 days left before the end of the specified time as of May 7, 2025, the landlord must provide written notice to the affected tenant a minimum of 60 days before the effective date of an increase in the amount of rent. [2025 c 209 s 104; 2019 c 105 s 1; 2010 c 8 s 19022; 1989 c 342 s 6; 1973 1st ex.s. c 207 s 14.]

Effective date—2025 c 209: See note following RCW 59.18.700.