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HOUSE BILL 2016

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State of Washington

68th Legislature

2024 Regular Session

By Representative McClintock

Prefiled 12/21/23.

1 AN ACT Relating to allowing certain minors to contract for  
2 housing and utilities; adding a new section to chapter 26.28 RCW; and  
3 creating a new section.

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

5 NEW SECTION. **Sec. 1.** The legislature finds that adolescents are  
6 without stable housing due to familial conflicts, financial strain,  
7 or other unforeseen circumstances. The inability to sign rental  
8 agreements presents a significant barrier in a system meant to be  
9 compassionate and flexible and can prevent youths from accessing safe  
10 shelter. Court delays and an inability to access services also  
11 prevent youths from accessing shelter through foster care or other  
12 state systems. Therefore, the legislature intends to allow  
13 unaccompanied minors to sign rental agreements in order to prevent  
14 unnecessary youth homelessness.

15 NEW SECTION. **Sec. 2.** A new section is added to chapter 26.28  
16 RCW to read as follows:

17 (1) A minor who is at least 16 years old and living apart from a  
18 parent, guardian, or legal custodian may contract for a residential  
19 dwelling unit and utility services to the unit.

1           (2) A contract or lease executed by a minor under this section is  
2 binding and may not be voided or disaffirmed by the minor due to the  
3 minor's age or status as a minor. The consent of a parent, guardian,  
4 or legal custodian is not necessary for a minor to contract for a  
5 residential dwelling unit or utility services to the unit. A parent,  
6 guardian, or legal custodian is not liable for a contract by a minor  
7 for a residential dwelling unit or utility services unless the  
8 parent, guardian, or legal custodian is a party to the contract or  
9 enters a contract as a guarantor for the minor's debt.

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