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**SUBSTITUTE SENATE BILL 5408**

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**State of Washington**

**65th Legislature**

**2017 Regular Session**

**By** Senate Financial Institutions & Insurance (originally sponsored by Senators Cleveland, Miloscia, Kuderer, Saldaña, Frockt, Pedersen, Darneille, and Keiser)

1 AN ACT Relating to increasing the notice of termination for  
2 tenancies under the residential landlord-tenant act; and amending RCW  
3 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  
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~~) thirty days or more, preceding the end of any of  
12 the months 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 dependant, may terminate a rental agreement with less than (~~twenty~~)  
16 thirty days' notice if the tenant receives reassignment or deployment  
17 orders that do not allow a (~~twenty-day~~) thirty-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.

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