
SENATE BILL 5840

State of Washington

68th Legislature

2024 Regular Session

By Senators Padden and Pedersen; by request of Washington State Bar Association

Prefiled 12/12/23.

1 AN ACT Relating to the acknowledgment of leases; and amending RCW
2 59.04.010 and 64.04.010.

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

4 **Sec. 1.** RCW 59.04.010 and Code 1881 s 2053 are each amended to
5 read as follows:

6 Tenancies from year to year are hereby abolished except when the
7 same are created by express written contract. Leases may be in
8 writing or print, or partly in writing and partly in print(~~(, and~~
9 ~~shall be legal and valid for any term or period not exceeding one~~
10 ~~year, without acknowledgment, witnesses or seals)~~).

11 **Sec. 2.** RCW 64.04.010 and 1929 c 33 s 1 are each amended to read
12 as follows:

13 Every conveyance of real estate, or any interest therein, and
14 every contract creating or evidencing any encumbrance upon real
15 estate, shall be by deed: PROVIDED, ((That)) that (1) Leases do not
16 require acknowledgment, witness, or seals, but to be recorded, a
17 lease and a memorandum of lease must have the lessee's and lessor's
18 signatures acknowledged; and (2) when real estate, or any interest
19 therein, is held in trust, the terms and conditions of which trust
20 are of record, and the instrument creating such trust authorizes the

1 issuance of certificates or written evidence of any interest in said
2 real estate under said trust, and authorizes the transfer of such
3 certificates or evidence of interest by assignment by the holder
4 thereof by a simple writing or by endorsement on the back of such
5 certificate or evidence of interest or delivery thereof to the
6 vendee, such transfer shall be valid, and all such assignments or
7 transfers hereby authorized and heretofore made in accordance with
8 the provisions of this section are hereby declared to be legal and
9 valid.

--- END ---