
SUBSTITUTE SENATE BILL 5840

State of Washington

68th Legislature

2024 Regular Session

By Senate Law & Justice (originally sponsored by Senators Padden, Pedersen, and Kuderer)

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)). Nothing in this
11 section shall be construed in any manner to conflict with or
12 supersede RCW 59.18.210.~~

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

15 Every conveyance of real estate, or any interest therein, and
16 every contract creating or evidencing any encumbrance upon real
17 estate, shall be by deed: PROVIDED, (~~That~~) that (1) Leases do not
18 require acknowledgment, witness, or seals, but to be recorded, a
19 lease and a memorandum of lease must have the lessee's and lessor's
20 signatures acknowledged; and (2) when real estate, or any interest

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

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