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**SENATE BILL 6212**

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**State of Washington**

**68th Legislature**

**2024 Regular Session**

**By** Senators Shewmake, Nguyen, Cleveland, and Van De Wege

1 AN ACT Relating to requiring landlords to report on-time rent  
2 payments to consumer reporting agencies; adding a new section to  
3 chapter 59.18 RCW; and adding a new section to chapter 59.20 RCW.

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

5 NEW SECTION. **Sec. 1.** A new section is added to chapter 59.18  
6 RCW to read as follows:

7 (1) Beginning January 1, 2025, upon the request of a current or  
8 prospective tenant, a landlord shall submit documentation of the  
9 requesting tenant's on-time rental payments under the current or  
10 forthcoming rental agreement or lease to at least one of the  
11 following:

12 (a) A nationwide consumer reporting agency; or

13 (b) Any other consumer reporting agency so long as the consumer  
14 reporting agency resells or otherwise furnishes rental payment  
15 information to a nationwide consumer reporting agency.

16 (2) No duty is created under this section requiring any landlord  
17 to report any late or missed rent payments.

18 (3) A landlord shall provide information regarding a tenant's  
19 ability to request reporting of the tenant's on-time rent payments  
20 under this section as follows:

1 (a) To each new tenant, at the time of or prior to the tenant's  
2 entry into a new rental agreement or lease with the landlord;

3 (b) To each existing tenant, at the time of or prior to:

4 (i) The renewal of any currently expiring rental agreement or  
5 lease;

6 (ii) Entry into a new rental agreement or lease with the same  
7 landlord; or

8 (iii) Entry into a tenancy from month-to-month, but only if such  
9 tenancy was explicitly agreed to by the landlord and tenant prior to  
10 the termination of the rental agreement or lease immediately  
11 preceding the tenancy month-to-month.

12 (4) The information mandated in subsection (3) of this section  
13 must be provided to the tenant in writing and include, at a minimum,  
14 the following:

15 (a) A statement that the tenant is entitled to have the tenant's  
16 on-time rental payment information reported by the landlord as set  
17 forth in this section;

18 (b) A statement that the landlord's duty to report applies only  
19 to rent payments which are made on time, and that the landlord has no  
20 duty to report late or missed payments;

21 (c) A statement that the tenant's decision to have the tenant's  
22 rental payment information reported pursuant to this section is  
23 voluntary, and that the tenant may request that the landlord cease  
24 reporting this information at any time, for any reason, by providing  
25 written notice to the landlord that the tenant no longer wishes to  
26 have the tenant's rental payment information reported;

27 (d) A statement that the reporting will commence within 30 days  
28 after the first on-time rent payment made following the tenant's  
29 request to have the tenant's rental payment information reported  
30 under this section, and will continue until the tenant provides  
31 written notice to the landlord that the tenant no longer wishes to  
32 have the tenant's information reported, or the lease is terminated,  
33 whichever happens sooner; and

34 (e) A section affirmatively asking if the tenant wishes to begin  
35 having the tenant's rental payment information reported pursuant to  
36 this section beginning at the start of the rental agreement or lease  
37 in connection with which the information was provided. This section  
38 must include a clearly marked space for the tenant or prospective  
39 tenant to:

1 (i) Indicate whether or not the tenant wishes to have the  
2 tenant's rental payment information reported; and

3 (ii) Provide the tenant's signature and the date of signing.

4 (5) At any time during a current rental agreement or lease,  
5 including a tenancy month-to-month, any tenant may request that the  
6 landlord begin reporting the tenant's rental payment information  
7 pursuant to this section. The request must adhere to the following  
8 requirements:

9 (a) The request must be made in writing;

10 (b) The request must state that the tenant is requesting that the  
11 landlord begin reporting the tenant's rental payment information  
12 pursuant to this section;

13 (c) The request must be signed and dated by the tenant; and

14 (d) The request must be delivered in person or by certified mail  
15 to any one of the following:

16 (i) The landlord;

17 (ii) The landlord's authorized agent;

18 (iii) A property manager involved in the management of the  
19 property where the dwelling referenced in the rental agreement or  
20 lease is located;

21 (iv) Any building that is:

22 (A) Regularly used for managing or otherwise administrating the  
23 business affairs of the property where the dwelling referenced in the  
24 rental agreement or lease is located; and

25 (B) Located on the same property as the dwelling referenced in  
26 the rental agreement or lease;

27 (v) Any address that accepts delivery of rental payments under  
28 the rental agreement or lease.

29 (6) If a tenant fails to pay the rent on time, on the first day  
30 that the payment may be deemed late under the rental agreement or  
31 lease, the tenant is deemed to have provided the landlord with notice  
32 under subsection (4)(c) of this section that the tenant no longer  
33 wishes to have the tenant's rental payment information reported, and  
34 the landlord's duty to report such information under this section is  
35 immediately terminated.

36 (7) When any tenant provides notice as set forth in subsection  
37 (6) of this section that the tenant no longer wishes to have the  
38 tenant's rental payment information reported, the following shall  
39 apply:

1 (a) The tenant is not eligible to have the tenant's rental  
2 payment information under the current rental agreement or lease  
3 reported pursuant to this section for the first six months following  
4 that notice, inclusive of the month in which the notice was given;

5 (b) After the six-month period of ineligibility has elapsed, if  
6 the tenant wishes to resume having the tenant's rental payment  
7 information reported pursuant to this section, the tenant must submit  
8 a request as set forth in subsection (5) of this section; and

9 (c) A landlord's duty to provide written information to tenants  
10 pursuant to subsections (3) and (4) of this section is not rescinded  
11 or altered by any period of ineligibility provided under this  
12 subsection.

13 (8) Once a tenant requests that the tenant's on-time rental  
14 payment information be reported, a landlord shall submit  
15 documentation of a tenant's on-time rent payment in conformity with  
16 subsection (1) of this section no later than 30 days after each on-  
17 time payment is made.

18 (9) The duty to report on-time rent payments created under this  
19 section applies only to payments made under a current rental  
20 agreement or lease, or tenancy month-to-month.

21 (10) A landlord's duty to report on-time rental payments under  
22 this section terminates at the end of a current rental agreement or  
23 lease, or when a rental agreement or lease reverts by default to a  
24 tenancy month-to-month without explicit oral or written agreement of  
25 the landlord and tenant prior to the expiration of the rental  
26 agreement or lease immediately preceding the tenancy month-to-month.

27 (11) Once a rental agreement or lease reverts by default to a  
28 tenancy month-to-month, if a tenant wishes that the rental payment  
29 information be reported pursuant to this section, the tenant must  
30 submit a request as set forth in subsection (5) of this section.

31 (12) Once a tenant engaged in a tenancy month-to-month submits a  
32 request under subsection (5) of this section, the landlord shall  
33 continue reporting the tenant's rental payment information in  
34 conformity with this section until the landlord receives notice from  
35 the tenant of the tenant's intent to end such tenancy pursuant to RCW  
36 59.18.200(1)(a).

37 (13) Once a tenant requests that the tenant's on-time rental  
38 payment information be reported pursuant to this section, a landlord  
39 must keep records sufficient to demonstrate, upon request, that the

1 landlord has fulfilled the duties created under this section. These  
2 records may be kept in paper or digital format.

3 (14) Upon request, a landlord shall provide a tenant with written  
4 proof that the landlord has reported that tenant's rental payment  
5 information in compliance with the duties created under this section.

6 (15) For the purposes of this section:

7 (a) "Consumer reporting agency" has the same meaning as in RCW  
8 19.182.010.

9 (b) "National consumer reporting agency" means a consumer  
10 reporting agency that regularly engages in the practice of assembling  
11 or evaluating, and maintaining, for the purpose of furnishing  
12 consumer reports to third parties bearing on a consumer's credit  
13 worthiness, credit standing, or credit capacity, each of the  
14 following regarding consumers residing nationwide:

15 (i) Public record information; and

16 (ii) Credit account information from persons who furnish that  
17 information regularly and in the ordinary course of business.

18 (c) "On-time rental payment" means any payment that:

19 (i) Constitutes the amount agreed upon for rent in the rental  
20 agreement or lease; and

21 (ii) Is made no later than five days after the due date in the  
22 month for which the payment is due.

23 (d) "Rental payment information" means documentation sufficient  
24 to demonstrate to a credit reporting agency that the tenant has made  
25 the rent payment on time.

26 NEW SECTION. **Sec. 2.** A new section is added to chapter 59.20  
27 RCW to read as follows:

28 (1) Beginning January 1, 2025, upon the request of a current or  
29 prospective tenant, a landlord shall submit documentation of the  
30 requesting tenant's on-time rental payments under the current or  
31 forthcoming written rental agreement to at least one of the  
32 following:

33 (a) A nationwide consumer reporting agency; or

34 (b) Any other consumer reporting agency so long as the consumer  
35 reporting agency resells or otherwise furnishes rental payment  
36 information to a nationwide consumer reporting agency.

37 (2) No duty is created under this section requiring any landlord  
38 to report any late or missed rent payments.

1 (3) A landlord shall provide information regarding a tenant's  
2 ability to request reporting of the tenant's on-time rent payments  
3 under this section as follows:

4 (a) To each new tenant, at the time of or prior to the tenant's  
5 entry into a new written rental agreement with the landlord;

6 (b) To each existing tenant, at the time of or prior to:

7 (i) The renewal of any currently expiring written rental  
8 agreement except where such renewal occurs automatically pursuant to  
9 RCW 59.20.090(1); or

10 (ii) Entry into a new written rental agreement with the same  
11 landlord.

12 (4) The information mandated in subsection (3) of this section  
13 must be provided to the tenant in writing and include, at a minimum,  
14 the following:

15 (a) A statement that the tenant is entitled to have the tenant's  
16 on-time rental payment information reported by the landlord as set  
17 forth in this section;

18 (b) A statement that the landlord's duty to report applies only  
19 to rent payments which are made on time, and that the landlord has no  
20 duty to report late or missed payments;

21 (c) A statement that the tenant's decision to have the tenant's  
22 rental payment information reported pursuant to this section is  
23 voluntary, and that the tenant may request that the landlord cease  
24 reporting this information at any time, for any reason, by providing  
25 written notice to the landlord that the tenant no longer wishes to  
26 have their rental payment information reported;

27 (d) A statement that the reporting will commence within 30 days  
28 after the first on-time rent payment made following the tenant's  
29 request to have the tenant's rental payment information reported  
30 under this section, and will continue until the tenant provides  
31 written notice to the landlord that the tenant no longer wishes to  
32 have the tenant's information reported, or the lease is terminated,  
33 whichever happens sooner; and

34 (e) A section affirmatively asking if the tenant wishes to begin  
35 having the tenant's rental payment information reported pursuant to  
36 this section beginning at the start of the written rental agreement  
37 in connection with which the information was provided. This section  
38 must include a clearly marked space for the tenant or prospective  
39 tenant to:

1 (i) Indicate whether or not the tenant wishes to have their  
2 rental payment information reported; and

3 (ii) Provide the tenant's signature and the date of signing.

4 (5) At any time during a current written rental agreement, any  
5 tenant may request that the landlord begin reporting the tenant's  
6 rental payment information pursuant to this section. The request must  
7 adhere to the following requirements:

8 (a) The request must be made in writing;

9 (b) The request must state that the tenant is requesting that the  
10 landlord begin reporting the tenant's rental payment information  
11 pursuant to this section;

12 (c) The request must be signed and dated by the tenant; and

13 (d) The request must be delivered in person or by certified mail  
14 to any one of the following:

15 (i) The landlord;

16 (ii) The landlord's authorized agent;

17 (iii) A property manager involved in the management of the  
18 property where the dwelling referenced in the written rental  
19 agreement is located;

20 (iv) Any building that is:

21 (A) Regularly used for managing or otherwise administrating the  
22 business affairs of the property where the dwelling referenced in the  
23 written rental agreement is located; and

24 (B) Located on the same property as the dwelling referenced in  
25 the written rental agreement;

26 (v) Any address that accepts delivery of rental payments under  
27 the written rental agreement.

28 (6) If a tenant fails to pay the rent on time, on the first day  
29 that the payment may be deemed late under the written rental  
30 agreement, the tenant is deemed to have provided the landlord with  
31 notice under subsection (4)(c) of this section that the tenant no  
32 longer wishes to have the tenant's rental payment information  
33 reported, and the landlord's duty to report such information under  
34 this section is immediately terminated.

35 (7) When any tenant provides notice as set forth in subsection  
36 (6) of this section that the tenant no longer wishes to have the  
37 tenant's rental payment information reported, the following shall  
38 apply:

39 (a) The tenant is not eligible to have the tenant's rental  
40 payment information under the current written rental agreement

1 reported pursuant to this section for the first six months following  
2 that notice, inclusive of the month in which the notice was given;

3 (b) After the six-month period of ineligibility has elapsed, if  
4 the tenant wishes to resume having the tenant's rental payment  
5 information reported pursuant to this section, the tenant must submit  
6 a request as set forth in subsection (5) of this section; and

7 (c) A landlord's duty to provide written information to tenants  
8 pursuant to subsections (3) and (4) of this section is not rescinded  
9 or altered by any period of ineligibility provided under this  
10 subsection.

11 (8) Once a tenant requests that the tenant's on-time rental  
12 payment information be reported, a landlord shall submit  
13 documentation of a tenant's on-time rent payment in conformity with  
14 subsection (1) of this section no later than 30 days after each  
15 on-time payment is made.

16 (9) The duty to report on-time rent payments created under this  
17 section applies only to payments made under a current written rental  
18 agreement, including a written rental agreement that has  
19 automatically renewed pursuant to RCW 59.20.090(1).

20 (10) A landlord's duty to report on-time rental payments under  
21 this section terminates upon any of the following:

22 (a) At the end of a current written rental agreement where the  
23 written rental agreement will not be automatically renewed pursuant  
24 to RCW 59.20.090(1);

25 (b) When the landlord receives notice pursuant to RCW  
26 59.20.090(3) of the tenant's intention not to renew the written  
27 rental agreement; or

28 (c) When a tenant provides written notice that the tenant no  
29 longer wishes to have the tenant's rental payment information  
30 reported pursuant to this section.

31 (11) Once a tenant requests that the tenant's on-time rental  
32 payment information be reported pursuant to this section, a landlord  
33 must keep records sufficient to demonstrate, upon request, that the  
34 landlord has fulfilled the duties created under this section. These  
35 records may be kept in paper or digital format.

36 (12) Upon request, a landlord shall provide a tenant with written  
37 proof that the landlord has reported the tenant's rental payment  
38 information in compliance with the duties created under this section.

39 (13) For the purposes of this section:



1 (a) "Consumer reporting agency" has the same meaning as in RCW  
2 19.182.010.

3 (b) "National consumer reporting agency" means a consumer  
4 reporting agency that regularly engages in the practice of assembling  
5 or evaluating, and maintaining, for the purpose of furnishing  
6 consumer reports to third parties bearing on a consumer's credit  
7 worthiness, credit standing, or credit capacity, each of the  
8 following regarding consumers residing nationwide:

9 (i) Public record information; and

10 (ii) Credit account information from persons who furnish that  
11 information regularly and in the ordinary course of business.

12 (c) "On-time rental payment" means any payment that:

13 (i) Constitutes the amount agreed upon for rent in the written  
14 rental agreement; and

15 (ii) Is made no later than five days after the due date in the  
16 month for which the payment is due.

17 (d) "Rental payment information" means documentation sufficient  
18 to demonstrate to a credit reporting agency that the tenant has made  
19 the rent payment on time.

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