



Recent Changes to State Landlord-Tenant Law

During the 2025 Session, the Washington State Legislature passed new laws, or amended existing laws, that impact tenants and landlords. This document is a summary of important recent changes but is not a complete picture of everything contained in the law. This summary is provided for information purposes only and is not legal advice.

Updates addressing tenancies covered under RCW 59.18, the Residential Landlord Tenant Act, which includes apartments and homes for rent.

House Bill 1217: Rent Stabilization for residential tenancies

- Increases rent increase notice from 60 days to 90 days
- Landlords may not charge more than a 5% difference in monthly rent for various lease lengths (for example, a higher rate for month-to-month leases)
- Requires the Washington State Department of Commerce to create an online landlord resource center
- Landlords may not increase rent within the first 12 months of tenancy
- Provides a model rent increase form that landlords are required to use
- Landlords may not increase rent by more than either 7% plus the consumer price index up to a maximum of 10% during a 12-month period (this requirement expires July 2040). The following rental properties are exempt from these requirements:
 - Newer rental units (where certificate of occupancy was issued 12 or less years before the date of the notice of the rent increase)
 - Affordable rental units, to include:
 - Rental units owned by a public agency or nonprofit organization where maximum rents are regulated by other laws or local, state, or federal affordable housing program requirements
 - Rental units in a qualified low-income housing development which was allocated federal low-income housing tax credits
 - Shared housing (must be the property owner/landlord's primary residence), to include:
 - A rental unit where the tenant shares a bathroom or kitchen facility with the property owner
 - A single-family owner-occupied residence where the property owner rents no more than two units or bedroom (includes attached or detached accessory dwelling unit)
 - A rental unit in a duplex, triplex or fourplex where the owner occupies one of the units
 - The exception for shared housing does not apply when the property owner is any of the following:
 - A real estate investment trust
 - A corporation
 - A limited liability company in which at least one member is a corporation

House Bill 1003: Service of Notice by Mail (amends RCW 59.12.040)

Updates requirements when serving an eviction notice by mail and leaving a copy with a person of suitable age and discretion at the residence. Requires sending the notice by certified mail to the tenant's last known address. The termination notice must specify the date when the tenant must comply or vacate. Gives a tenant an extra five days before starting an eviction action when served by mail in these circumstances.

Senate Bill 5313: Prohibited language in lease agreements (amends RCW 59.18.230)

Updates to prohibited provisions in rental agreements which are considered unenforceable, including: waiving the right to pursue a class action lawsuit against the landlord, signing a nondisclosure agreement related to the rental agreement or other terms, and agreeing to arbitrate disputes (unless the landlord pays the entirety of the arbitration cost and the agreement is notarized).

Updates addressing tenancies covered under RCW 59.20, the Manufactured/Mobile Home Landlord Tenant Act (where tenant rents lot space but owns their home)

House Bill 1217: Rent Stabilization

- Landlords may not increase lot rent by more than 5% during a 12-month period
- Landlords may not increase rent within the first 12 months of tenancy
- Provides a model rent increase form that landlords are required to use
- Caps move-in fees and security deposits to one month's worth of rent (if tenant brings a pet, may not exceed two months of rent)
- Caps late fees
 - 1st month rent is past due: late fees may not exceed 2% percent of the tenant's total monthly rent
 - 2nd consecutive month rent is past due: late fees may not exceed 3% of the tenant's total monthly rent
 - 3rd consecutive month and all subsequent consecutive months that rent is past due: late fees may not exceed 5% of the tenant's monthly rent

Senate Bill 5298: Notice of Sale

- Updates notice requirements and parties that must be notified when a manufactured home community goes up for sale, to include also notifying the local jurisdiction where the park is located and the local public housing authority
- Requires property owners to provide updates and information to the Washington State Department of Commerce regarding the status of the property and information about the sale