SENATE BILL REPORT
SB 6651

As of February 2, 2020

Title: An act relating to preventing the local prohibition of tenant evictions for any period of time.

Brief Description: Preventing the local prohibition of tenant evictions for any period of time.

Sponsors: Senator Fortunato.

Brief History:
Committee Activity: Financial Institutions, Economic Development & Trade: 2/04/20.

Brief Summary of Bill

- Prohibits cities and counties from enacting ordinances that would disallow evictions of tenants by landlords for any period of time.

SENATE COMMITTEE ON FINANCIAL INSTITUTIONS, ECONOMIC DEVELOPMENT & TRADE

Staff: Kellee Gunn (786-7429)

Background: Residential landlord-tenant relationships in Washington State are governed by the Residential Landlord-Tenant Act (RLTA). The RLTA establishes rights and duties of both tenants and landlords, procedures for the parties to enforce their rights, and remedies for violations. The relationship between the owner of a mobile home park (landlord) and the owner of the mobile home (tenant) is governed under the Manufactured/Mobile Home Landlord-Tenant Act (MHLTA). The MHLTA similarly establishes rights and duties of both tenants and landlords, procedures for the parties to enforce their rights, and remedies for violations.

Various federal and state laws further govern the screening and rental process for all landlords and tenants. Local governments may enforce other requirements related to the landlord-tenant relationship.

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not a part of the legislation nor does it constitute a statement of legislative intent.

Summary of Bill: Cities and counties may not enact ordinances that prohibit, for any period of time, evictions of tenants by landlords in a single-family, multifamily residential rental unit, or manufactured/mobile home community.

Appropriation: None.

Fiscal Note: Not requested.

Creates Committee/Commission/Task Force that includes Legislative members: No.

Effective Date: Ninety days after adjournment of session in which bill is passed.