

INITIATIVE 748

I, Sam Reed, Secretary of State of the State of Washington and custodian of its seal, hereby certify that, according to the records on file in my office, the attached copy of Initiative Measure No. 748 to the People is a true and correct copy as it was received by this office.

1 AN ACT Relating to rent increases on residential rental structures  
2 or sites; amending RCW 35.21.830 and 36.01.130; adding new sections to  
3 chapter 35.21 RCW; and adding new sections to chapter 36.01 RCW.

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

5 **Sec. 1.** RCW 35.21.830 and 1981 c 75 s 1 are each amended to read  
6 as follows:

7 ~~((The imposition of controls on rent is of state-wide significance  
8 and is preempted by the state.))~~ Except under section 2 of this act,  
9 no city or town of any class may enact, maintain, or enforce ordinances  
10 or other provisions which regulate the amount of rent to be charged for  
11 single family or multiple unit residential rental structures or sites  
12 other than properties in public ownership, under public management, or  
13 properties providing low-income rental housing under joint public-  
14 private agreements for the financing or provision of such low-income  
15 rental housing. ((This section shall not be construed as prohibiting  
16 any city or town from entering into agreements with private persons  
17 which regulate or control the amount of rent to be charged for rental  
18 properties.))

1        NEW SECTION.    **Sec. 2.**    A new section is added to chapter 35.21 RCW  
2 to read as follows:

3        A city or town of any class may:

4        (1) Require sixty days' notice for rent increases on residential  
5 rental structures or sites;

6        (2) Prohibit rent increases on residential rental structures or  
7 sites that are retaliation for the exercise of a right under state or  
8 local law or ordinance; and

9        (3) Prohibit rent increases on residential rental structures or  
10 sites that do not meet state and local health and sanitation codes.

11       NEW SECTION.    **Sec. 3.**    A new section is added to chapter 35.21 RCW  
12 to read as follows:

13        RCW 35.21.830 and section 2 of this act do not prohibit any city or  
14 town from entering into agreements with private persons which regulate  
15 or control the amount of rent to be charged for rental properties.

16        **Sec. 4.**    RCW 36.01.130 and 1991 c 363 s 43 are each amended to read  
17 as follows:

18        (~~The imposition of controls on rent is of state wide significance  
19 and is preempted by the state.~~)    Except under section 5 of this act,  
20 no county may enact, maintain, or enforce ordinances or other  
21 provisions which regulate the amount of rent to be charged for single  
22 family or multiple unit residential rental structures or sites other  
23 than properties in public ownership, under public management, or  
24 properties providing low-income rental housing under joint public-  
25 private agreements for the financing or provision of such low-income  
26 rental housing. ((This section shall not be construed as prohibiting  
27 any county from entering into agreements with private persons which  
28 regulate or control the amount of rent to be charged for rental  
29 properties.))

30       NEW SECTION.    **Sec. 5.**    A new section is added to chapter 36.01 RCW  
31 to read as follows:

32        A county may:

33        (1) Require sixty days' notice for rent increases on residential  
34 rental structures or sites;

1           (2) Prohibit rent increases on residential rental structures or  
2 sites that are retaliation for the exercise of a right under state or  
3 local law or ordinance; and

4           (3) Prohibit rent increases on residential rental structures or  
5 sites that do not meet state and local health and sanitation codes.

6           NEW SECTION.   **Sec. 6.** A new section is added to chapter 36.01 RCW  
7 to read as follows:

8           RCW 36.01.130 and section 5 of this act do not prohibit any county  
9 from entering into agreements with private persons which regulate or  
10 control the amount of rent to be charged for rental properties.

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