

COMPARISON HOUSE & SENATE RLTA BILLS*

Provision	Current RLTA	1453 Macri	1656/5733 Macri/Saldana	5600 Kuderer	1694 Morgan	1440 Robinson	1460 Barkis	1462 Barkis	1463 Barkis	1446 Jinkins	5123 Padden
No cause termination - tenancy for indefinite time	Requires 20-days' notice preceding end of the month or period		Disallows generally. Cause for termination limited to specified causes w/longer notice: failure to pay/comply; premises w/drawn from rental mkt; substantial rehab; condemnation; small LL's family occupation LL violation subject to 4 1/2 monthly rent + costs/atty fees							30-day notice + compliance w/mediation requirements	
No cause termination - tenancy for specified time	Deemed terminated at end of specified time		Disallows generally; cause for termination ltd to specified causes (see above) Provides that, at end of term, tenancy for specified term = month to month tenancy	Provides that, at end of term, tenancy for specified term = month to month tenancy						30-day notice + compliance w/mediation requirements	
Nonpayment notice required for unlawful detainer	3-day notice to pay or vacate	21-day notice	21-day notice	14-day notice; plain language requirement + info re: civil legal aid available, if any					5-day notice	30-day notice + compliance w/mediation requirements	4-calendar day notice, not including weekend days/holidays
Failure to comply w/rules notice required for unlawful detainer	10-day notice to comply or vacate		30-day notice						5-day notice	30-day notice + compliance w/mediation requirements	

Prepared by Cece Clynh, OPR
February 2, 2019

* Bills included are those scheduled for hearing in House CRJ week of 2/2/2019 + 3 Senate bills which staff was asked to include.

COMPARISON HOUSE & SENATE RLTA BILLS*

Provision	Current RLTA	1453 Macri	1656/5733 Macri/Saldana	5600 Kuderer	1694 Morgan	1440 Robinson	1460 Barkis	1462 Barkis	1463 Barkis	1446 Jenkins	5123 Padden
Rent increase notice	30 days' notice; eff. upon completion of lease term, or sooner if mutual consent.			60 days' notice		60 days' notice; strikes language allowing increase to become eff. sooner than end of term w/consent	30 days' notice if increase of 10% or less; 60 days' notice if more than 10%				
Notice re: premises' closure/conversion/change of land use/demolishment	Not explicitly addressed. (See no cause termination.)		See above re: no cause termination					Requires 120 days' notice			
"Rent"	Not defined	Defines "rent"; specifies payments must be 1st applied to rent; relief from forfeiture not conditioned upon payment of amounts other than rent.		Defines "rent"; specifies payments must be 1st applied to rent; relief from forfeiture not conditioned upon payment of amounts other than rent.							
Judicial Discretion	No specific provision	Provides that court may exercise discretion in UD proceedings		Provides that court may exercise discretion in UD proceedings							
Court forms	Summons form in statute	Replaces summons form & repeals an optional form									

COMPARISON HOUSE & SENATE RLTA BILLS*

Provision	Current RLTA	1453 Macri	1656/5733 Macri/Saldana	5600 Kuderer	1694 Morgan	1440 Robinson	1460 Barkis	1462 Barkis	1463 Barkis	1446 Jinkisn	5123 Padden
Damage deposits			Requires documentation of damages from landlord before retaining; defines normal wear & tear.	Requires documentation of damages from landlord before retaining	Provides for payment of deposits in installments						
Other			Removes an RLTA exemption for landlord's employee Prohibits landlord from unreasonably restricting ability of tenant to have immediate family member reside w/him or her Changes amount of statutory damages available to tenant when LL includes prohibited term in lease from \$500 to greater of 1-month's rent or treble actual damages	Removes an RLTA exemption for landlord's employee Changes amount of statutory damages available to tenant when LL includes prohibited term in lease from \$500 to greater of 1-month's rent or treble actual damages	Provides for payment of some fees & last month's rent in installments				5-day (rather than 3-day) notice of waste/nuisance & notice to person who lacks permission/color of title Requires Commerce to prepare Notice to Tenants, which landlords must include w/any notice re: unlawful detainer	Requires compliance w/mediation provisions prior to filing unlawful detainer	Changes time for execution of writ of restitution by sheriff to 4 days (from 3 days)