

# Judicial Impact Fiscal Note

<b>Bill Number:</b> 1915 HB	<b>Title:</b> Tenant protections	<b>Agency:</b> 055-Administrative Office of the Courts
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## Part I: Estimates

☐ No Fiscal Impact

**Estimated Cash Receipts to:**

NONE

**Estimated Expenditures from:**

Non-zero but indeterminate cost and/or savings. Please see discussion.

**Estimated Capital Budget Impact:**

NONE

The revenue and expenditure estimates on this page represent the most likely fiscal impact. Responsibility for expenditures may be subject to the provisions of RCW 43.135.060.

Check applicable boxes and follow corresponding instructions:

- ☒ If fiscal impact is greater than \$50,000 per fiscal year in the current biennium or in subsequent biennia, complete entire fiscal note for Parts I-V.
- ☐ If fiscal impact is less than \$50,000 per fiscal year in the current biennium or in subsequent biennia, complete this page only (Part I).
- ☐ Capital budget impact, complete Part IV.

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OFM Review:	Phone:	Date:

202,765.00

Request # 207-1

Part II: Narrative Explanation

II. A - Brief Description Of What The Measure Does That Has Fiscal Impact on the Courts

This bill amends chapter 59.18 and 59.20 RCW to, permit tenants to rescind intent to vacate notices.

Section 1 (2) expands notice and other requirements on landlords seeking nonrenewal or termination of tenancy.

Section 1 (4) adds affirmative defenses and authorizes damage and fee awards to prevailing tenants.

Section 4 (1) bars judgments for unpaid rent unless unlawful detainer action specifically based on nonpayment.

Section 4 (2) loosens restrictions on emergency rental assistance provider conditions on landlords.

Section 4 (3) expands the period for which the court may stay writ of restitution, permit back rent payment plans and bar inclusion of fees/costs in such plans, and requires t to sign order waiving such fees/costs if back-rent successfully repaid in accord with the plan.

II. B - Cash Receipts Impact

None

II. C - Expenditures

Indeterminate. Case filings may increase due to tenant suits/claims for alleged noncompliance, but the number is unknown. The Administrative Office of the Courts (AOC) has no data available to estimate the number of claims that would be filed because of this bil

Part III: Expenditure Detail

III. A - Expenditure By Object or Purpose (State)

Non-zero but indeterminate cost and/or savings. Please see discussion.

III. B - Expenditure By Object or Purpose (County)

Non-zero but indeterminate cost and/or savings. Please see discussion.

III. C - Expenditure By Object or Purpose (City)

Non-zero but indeterminate cost and/or savings. Please see discussion.

III. D - FTE Detail

NONE

III. E - Expenditures By Program (optional)

NONE

Part IV: Capital Budget Impact

IV. A - Capital Budget Expenditures

NONE

IV. B1 - Expenditures by Object Or Purpose (State)

NONE

IV. B2 - Expenditures by Object Or Purpose (County)

NONE

**IV. B3 - Expenditures by Object Or Purpose (City)**

NONE

**IV. C - Capital Budget Breakout**

*Acquisition and construction costs not reflected elsewhere on the fiscal note and description of potential financing methods.*

NONE

None