

FAIR NO-CAUSE EVICTION NOTICE PERIOD

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**Whereas** housing insecurity is a major factor in poor housing quality, neighborhood instability, learning problems among school-age children, and homelessness; and

**Whereas** median rentals in Seattle were \$2159 in May 2018, having nearly doubled since 2011; and

**Whereas** the rental vacancy rate in Washington State is 2.7%, lower than the 3% threshold deemed a “tight rental market”; and

**Whereas** in Washington State, landlords can legally evict a tenant without cause, with just twenty days’ notice, as per RCW 59.12.030(2); and

**Whereas** sudden, unplanned moves are a major expense that can cost families thousands of dollars and strain their resources; and

**Whereas** a May 2018 study showed that about 40% of Americans can’t cover a \$400 emergency expense;

**Therefore, be it resolved** that the Washington State Democrats request that the state legislature revise RCW 59.12.030(2) to include a no-cause eviction period of 60 days for tenants of up to one year continuous residence, plus two additional weeks per additional year of continuous residence to a maximum of four months; and

**Be it further resolved** that the revised law provide that tenants and landlords can reach mutual accord for landlords to buy out a portion of the eviction period; and

**Be it finally resolved** that the Washington State Democrats forward this resolution to all elected Democrats in the State House and State Senate.

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Based on a resolution submitted by Joshua Trupin, 5th LD state committee member, and revised by Benton County Democratic Central Committee Platform Committee to address statewide need.

References: <http://apps.leg.wa.gov/rcw/default.aspx?cite=59.12.030> <https://www.rentjungle.com/average-rent-in-seattle-rent-trends/> <http://tenantsunion.org/en/rights/section/eviction>  
[https://www.dailyrecordnews.com/news/study-kittitas-county-has-lowestapartment-vacancy-rate-in-state/article\\_ca676cc6-706e-5573-94f8-43732d5528d4.html](https://www.dailyrecordnews.com/news/study-kittitas-county-has-lowestapartment-vacancy-rate-in-state/article_ca676cc6-706e-5573-94f8-43732d5528d4.html)