

1 **FAIR NO-CAUSE EVICTION NOTICE PERIOD**

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

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

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

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

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

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

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

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

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

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23 Submitted by the Benton County Democratic Platform Committee to the Benton County
24 Democratic Central Committee (Date Submitted 8/05/2018)

25 Adopted by the Benton County Democratic Central Committee and by the 8th LDDO
26 August 15, 2018.

27 To be submitted to the Washington State Democratic Central Committee September 2, 2018.

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29 *References:*

30 <http://apps.leg.wa.gov/rcw/default.aspx?cite=59.12.030>

31 <https://www.rentjungle.com/average-rent-in-seattle-rent-trends/>

32 <http://tenantsunion.org/en/rights/section/eviction>

33 <https://www.dailyrecordnews.com/news/study-kittitas-county-has-lowest->

34 apartment-vacancy-rate-in-state/article_ca676cc6-706e-5573-94f8-43732d5528d4.html