



Update: State & Local Issues – 60 Day Legislative Session Starting January 12, 2026

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By Mark Gjurasic, WLA Lobbyist

The Washington State **Legislature will convene on Monday, January 12, 2026, for 60 days** and will “Sine Die” **adjourn on Thursday, March 12**. Other important cutoffs during this legislative session include the following:

- **Wednesday, February 4** | Policy Committee Cutoff
- **Monday, February 9** | Fiscal Committee Cutoff
- **Tuesday, February 17** | House of Origin Cutoff
- **Wednesday, February 25** | Opposite House Policy Committee Cutoff
- **Monday, March 2** | Opposite House Fiscal Committee Cutoff
- **Friday, March 6** | Opposite House Cutoff

If session ends on March 12, the last day the governor can take action on a bill is Saturday April 4, 2026, and the **90-day effective date** of bills will be **Thursday June 11, 2026**.

HB 2265 | PROTECTING TENANTS FROM PERIODS OF EXTREME HEAT

A bill of interest that has been introduced affecting the residential industry is **HB 2265**, protecting tenants from periods of extreme heat. The bill has been introduced by **Rep. Sharrett Mena (D-29)** and **Rep. Strom Peterson (D-21)**.

According to the legislation “(1) A landlord may not prohibit or restrict a tenant from installing a portable cooling device of the tenant's choosing, unless: the installation of the portable cooling device would violate building codes or state or federal law” and other provisions.

A landlord must include written information in the rental agreement or lease notifying a tenant of the tenant's rights, responsibilities, and restrictions related to installation and operation of a portable cooling device. The bill was pre-filed on January 6, and we **expect a hearing on the legislation**.

CHANGES TO SERVICE OF NOTICE BY MAIL IN CASES OF FORCIBLE ENTRY & UNLAWFUL DETAINER

Also to be introduced in the 2026 legislative session will be legislation making changes to [HB 1003](#), addressing service of notice by mail in cases involving forcible entry and forcible and unlawful detainer, which passed in the 2025 session that is in effect as we speak. These are the changes the new legislation will be seeking in the 2026 session, to include:

1. **Certified Mail:** Changes the certified mail requirement back to first-class mail.
2. **Mail timing:** Shortens the waiting period after mailing from five to three days.
3. **Electronic delivery option:**
 - a. Allows landlords to offer tenants the option to receive certain notices and documents by email.
 - b. Tenants can opt in or out at any time, since it's not a lease term.
 - c. Landlords can end electronic delivery at any time with written notice.
4. **Applies to these items only:**
 - a. Copies of rental agreements
 - b. Advance notice of entry
 - c. Rent increase notices
5. Does not include unlawful detainer or eviction notices.
6. **Applies to both:** The Residential Landlord-Tenant Act (RLTA) and the Manufactured/Mobile Home Landlord Tenant Act (MLTA).
7. **Technical updates:** Adjusts statutory references to support electronic notice language.

Just as a reminder, **rent increases in 2026** according to the Washington State Department of Commerce (DOC) are **capped at 9.683%**. If you are in the **Manufactured Housing Community** the rent increases are **capped at 5%**.

Please feel free to contact Chet Baldwin, *WLA Lobbyist/Attorney* (chet@lobbywa.com | 360.688.4588), or Mark Gjurasic, *WLA Lobbyist* (mgjurasic@lobbywa.com | 360.481.6000) regarding the above bills or anything dealing with the legislative process.

If there are any meetings that you would like us to attend in your community, please contact us as well and we would be glad to attend and speak to your membership.

We will keep you informed of other legislation affecting the residential rental industry.

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