



Landlord & Tenant Changes in 2026 Session – No Mailed Notices to be Sent by Certified Mail

MARCH 2026

The Washington State Legislature convened on Monday, January 12, 2026, for 60 days and adjourned Thursday, March 12.

The Washington Landlord Association (WLA) working with real-estate lobbying partners passed [HB 2664](#), prime sponsored by Rep. April Connors (R-8), **modifying requirements for service of unlawful detainer notices and other notices served in the same manner**. The bill **passed the House** with 96 yeas and 2 excused and the **Senate** with 48 yeas and 1 excused.

The bill is at the Governor's desk awaiting his signature and he has 20 days from the end of session to sign the bill into law.

The details of the **legislation are the following:**

- Modifies the methods for serving unlawful detainer and related notices, allowing service by personal delivery, leaving a copy with a suitable person and mailing a copy, or posting on the premises combined with mailing, depending on the circumstances.
- Removes the requirement that mailed notices be sent by certified mail to the last known address, instead allowing regular mail addressed to the person's place of residence or the premises.
- Clarifies service procedures for tenants, unlawful occupants, subtenants, and persons renting rooms in hotels, inns, boarding houses, or similar establishments, specifying that guests or renters are not considered subtenants and can be served by posting notices in two conspicuous places.
- Provides for service on corporations by delivering notices to an officer, agent, or person in charge at the premises, or by posting and mailing if no such person is found on site.
- Establishes that service by mail is complete upon deposit in the mail within Washington state, with an additional five-day period before any action based on the notice may commence, and requires termination notices to specify the vacate or compliance date.



In addition, if any of our members own manufactured housing communities, we want to bring to your attention [HB 2452](#), which has similar provisions for manufactured housing providers under RCW 59.20. You can review a copy of the bill [here](#).

Also, [SB 6237](#) passed, which is now on the Governor's desk for his signature. This bill mandates that **landlords must disclose to tenants** if the rental property is **located in a special flood hazard area** prone to flooding, based on actual knowledge such as written notices from public agencies and mortgage flood insurance requirements, or landlord-held flood insurance. You can review a copy of the bill [here](#).

Also, passed was [SB 6200](#), which allows renters the **ability to install portable cooling devices** during the “**hot times**” of the year. Specifically, tenants, including renters and mobile home occupants, have the right to install portable cooling devices (such as air conditioners, portable heat pumps, or evaporative coolers) without landlord prohibition or fees, except under specific safety, code compliance, or operational limitations.

Additionally, landlords are immune from liability for damages or injuries caused by tenant-installed portable cooling devices and are not responsible for electrical service interruptions caused by such devices unless caused by the landlord. The bill is currently on the Governor’s desk awaiting his signature.

WLA opposed [SB 5496](#) and [HB 1732](#), which would **put limits on home purchases** by “business entities” excluding investment entities and cover various legal entities such as corporations and partnerships **for up to 100 single family homes from buying additional single-family properties**. There were also consumer protections and penalties that would create violations under the consumer protection act, which would be subject to civil penalties up to \$100,000 per violation. We were able to successfully “kill” this legislation in the 2026 session.

[HB 2442](#) passed the legislature and is on the Governor’s desk awaiting a signature. This legislation



authorizes counties and cities to impose an additional Real-Estate Excise Tax (REET) of up to 0.5% for affordable housing, plus utility excise tax of up to 3% and also allows an increase of local sales and use tax to 0.01% to fund additional services to include childcare, mental health, shelter and transportation services.

We personally want to thank Rob Trickler, WLA President, for his contribution in drafting amendments and offering of legal direction in legislation that we discussed. The last day the governor can take action on a bill is Saturday April 4, 2026, and the **90-day effective date** of most bills will be **Thursday June 11, 2026**.

Please feel free to contact Chet Baldwin, *WLA Lobbyist/Attorney* (chet@lobbywa.com | 360.688.4588), or Mark Gjurasic, *WLA Lobbyist* (mjgurasic@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.

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