



## 2027 Rent CAP Reminder

JULY 2026

According to legislation passed in the 2025 session the legislature passed **Residential Rent Control** as well as **Manufactured Housing Rent Control** – which are two separate “lids.”

As far as the maximum rent increase that may take effect during January to December 2027 under RCW 59.18.770 rent increases will be up to 7% plus the Consumer Price Index or 7% whichever is less.

Once the June 2026 CPI is released, landlords will know the maximum rent increases that may take effect from January to December 2027

According to the Department of Commerce website “[HB 1217](#) of the 2025 legislative session directed Commerce to create an “online resource center to distribute information to landlords about available programs, associated services and resources.” HB 1217 also directs Commerce to calculate and publish an annual maximum rent increase beginning June 1, 2025, and annually thereafter. This page will serve as the Landlord Resource Center and host the annual maximum rent increase limit.”



You can find this information at their website at <https://www.commerce.wa.gov/housing-policy/hb1217-landlord-resource-center/>

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In the 60-day 2026 session, 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.** Rep. Connors is the Minority Floor Leader and member of the House Housing Committee.

The bill **took effect** on **June 11, 2026.**

The provisions of the **bill 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.



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Currently we are in the **2026 election cycle**, with all the House of Representatives up for re-election and half of the Senate. There are also **critical Judicial races** up for election in the **Supreme Court**. Five of the Washington Supreme Court's nine seats will be on the 2026 ballot. **Tuesday, August 4** is the **Primary Election** and **Tuesday, November 3** is the **General Election**.

Chester and Mark are holding “**Fundraising lunches**” and “**Happy Hour**” **Events** throughout the state and invite any interested WLA members to attend.

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Please feel free to contact Chet Baldwin, *WLA Lobbyist/Attorney* ([chet@lobbywa.com](mailto:chet@lobbywa.com) | 360.688.4588), or Mark Gjurasic, *WLA Lobbyist* ([mjgurasic@lobbywa.com](mailto:mjgurasic@lobbywa.com) | 360.481.6000) regarding the above bills and if you are interested in attending any of the Fundraising events.

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**Mark Gjurasic**  
*Lobbyist*  
[mjgurasic@lobbywa.com](mailto:mjgurasic@lobbywa.com)  
(360) 481-6000

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**Chester Baldwin**  
*Lobbyist/Attorney*  
[chet@lobbywa.com](mailto:chet@lobbywa.com)  
(360) 688-4588

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