



## Landlord Need to Disclose Flood Plain Requirements

JULY 2026

During the 2026 legislative session [SB 6237](#) passed, which 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](#).

The prime sponsor of the legislation was **Sen. Jessica Bateman** (D-22), *Chair of the Senate Housing Committee*.



Under the Residential Landlord Tenant Act (RLTA), a landlord must disclose to tenants the following:

- that the property may be located in a special flood hazard area or an area of potential flooding;
- that the landlord's insurance does not cover the loss of the tenant's personal possessions, and that the tenant should consider purchasing renter's insurance and flood insurance to insure his or her possessions from loss due to fire, flood, or other risk of loss; and
- that information about hazards that may affect the property, including whether the property may be at risk of flooding, is available from the county government in which the property is located.
- The disclosures required by the act only apply to leases entered into after December 31, 2026.

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

Another important legislation, that passed in the 2026 session 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 Prime Sponsor of the legislation was **Sen. Vandana Slatter** (D-48)



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For legal advice, feel free to contact Rob Trickler, Attorney/WLA President  
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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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