

SHB 2114 - H AMD 1017

By Representative Walen

1 On page 4, after line 4, insert the following:

2 "(6) Prior to bringing an action for damages pursuant to  
3 subsection (5) of this section, the tenant must provide to the  
4 landlord, by certified mail with a return receipt requested, a written  
5 statement identifying specific violations that the tenant alleges have  
6 occurred or are occurring. If, at least 30 days after issuing the  
7 warning letter, the tenant believes that the landlord has failed to  
8 cure any alleged violation, the tenant may bring an action against the  
9 landlord pursuant to subsection (5) of this section."

10

11 Renumber the remaining subsections consecutively and correct any  
12 internal references accordingly.

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14 On page 7, at the beginning of line 26, insert "(1)"

15

16 On page 7, after line 36, insert the following:

17 "(2) Prior to bringing an action for damages pursuant to  
18 subsection (1) of this section, the attorney general must provide to  
19 the landlord, by certified mail with a return receipt requested, a  
20 written statement identifying specific violations that the attorney  
21 general alleges have occurred or are occurring. If, at least 30 days  
22 after issuing the warning letter, the attorney general believes that  
23 the landlord has failed to cure any alleged violation, the attorney  
24 general may bring an action against the landlord pursuant to  
25 subsection (1) of this section."

26

27 On page 12, after line 33, insert the following:

1       "(6) Prior to bringing an action for damages pursuant to  
2 subsection (5) of this section, the tenant must provide to the  
3 landlord, by certified mail with a return receipt requested, a written  
4 statement identifying specific violations that the tenant alleges have  
5 occurred or are occurring. If, at least 30 days after issuing the  
6 warning letter, the tenant believes that the landlord has failed to  
7 cure any alleged violation, the tenant may bring an action against the  
8 landlord pursuant to subsection (5) of this section."

9

10       Renumber the remaining subsections consecutively and correct any  
11 internal references accordingly.

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13       On page 15, at the beginning of line 32, insert "(1)"

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15       On page 16, after line 3, insert the following:

16       "(2) Prior to bringing an action for damages pursuant to  
17 subsection (1) of this section, the attorney general must provide to  
18 the landlord, by certified mail with a return receipt requested, a  
19 written statement identifying specific violations that the attorney  
20 general alleges have occurred or are occurring. If, at least 30 days  
21 after issuing the warning letter, the attorney general believes that  
22 the landlord has failed to cure any alleged violation, the attorney  
23 general may bring an action against the landlord pursuant to  
24 subsection (1) of this section."

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--       Correct the title.

EFFECT: Creates a cure period of 30 days for landlords whereby,  
prior to filing an action for damages for noncompliance with this  
act, the Attorney General or a tenant must provide the landlord with  
notice of their alleged violations and provide an opportunity to  
correct them.

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