

# Response to M/MHLTA Rent and Fee Increase Notice to Tenants

Your Rent and Fee Increase Notice dated \_\_\_\_/\_\_\_\_/\_\_\_\_ is invalid under Washington's new rent stabilization laws added to Washington's Manufactured / Mobile Home Landlord-Tenant Act (RCW 59.20).

Engrossed House Bill 1217 was signed into law and became effective immediately on May 7, 2025.

Your Rent and Fee Increase Notice is invalid for one or more of these reasons:

- You cannot increase rent during the first 12 months of my tenancy
- You cannot increase rent more than 5%
- You do not qualify for an exemption under the law
- Your notice did not comply with the requirements in RCW 59.20.090(2) related to the number of months of prior written notice for a rent increase
- Your notice was not served in compliance with RCW 59.12.040

Under RCW 59.20, Washington's Attorney General or I can bring a lawsuit to recover any excess rent, fees, or other costs charged by a landlord in violation of the law, including attorneys' fees and costs.

Washington's Attorney General may bring an action and recover up to \$7,500 for each violation of the law.

You may not report to any tenant screening service provider that I failed to pay rent that was increased in violation of the law.



\_\_\_\_\_  
Tenant signature

\_\_\_\_\_  
Date