

Amendment 2
to
CB 120090 – Right of First Refusal
Sponsor: CMs Sawant and Morales
Ensuring contiguous tenancy

Amend 7.24.030.J as follows:

J. Right of first refusal

1. Except as provided in subsection 7.24.030.J.2, the landlord must offer the tenant for whom the tenancy for a specified time is expiring a new tenancy on reasonable terms for the same rental unit, with the new tenancy starting on the day after the expiration of the tenancy for a specified time. The landlord must make that offer between 60 and 90 days before the expiration of the tenancy for a specified time and before the landlord offers tenancy to any third party. The landlord must deliver a proposed rental agreement to the tenant in accordance with RCW 59.12.040 and give the tenant 30 days to accept or decline the proposed rental agreement. There shall be a rebuttable presumption that the landlord failed to offer a new tenancy on reasonable terms if: the existing tenant declines to enter the proposed rental agreement; and, within 30 days after the tenant has vacated, the landlord lists the unit for rent on terms materially more favorable to a prospective tenant.

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Effect: This amendment would ensure that there are no gaps between the time at which the tenancy for a specified time that is expiring ends and the next new tenancy begins for an existing tenant with a right of first refusal. As introduced, the legislation did not specify when the next tenancy would begin and could have resulted in the landlord offering a tenancy at some future time rather than right after the end of the previous tenancy.