

Washington

Landlord-Tenant Compliance Guide

Generated: October 01, 2026 • Verified as of: October 01, 2026
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■■ IMPORTANT LEGAL DISCLAIMER

This guide provides a summary of key compliance requirements for residential landlord-tenant relationships in Washington. It is not legal advice and should not be relied upon as a substitute for consultation with a qualified attorney. Laws change frequently; always verify current requirements with official state sources or legal counsel. enCompliance.com provides this information as-is and makes no warranties regarding accuracy or completeness.

■ Severity Indicators:

- **Critical** - Must comply (legal requirement)
- **Important** - Should follow (best practice)
- **Standard** - Good to know (general info)

■ This guide covers 90 compliance requirements across 16 categories

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1. ADDITIONAL COMPLIANCE AREAS

- **1. Lead-Based Paint Disclosure** (Federal requirement (42 USC 4852d))
■ *Legal Reference:* [Federal requirement \(42 USC 4852d\)](#) (click to view statute)
- **2. Smoke Detectors & Carbon Monoxide Alarms** (RCW 43.44.110, RCW 19.27.530)
■ *Legal Reference:* [RCW 43.44.110, RCW 19.27.530](#) (click to view statute)
- **3. Bedbug Management** (No specific statute; habitability requirements apply)
■ *Legal Reference:* [No specific statute; habitability requirements apply](#) (click to view statute)
- **4. Methamphetamine Contamination** (RCW 64.44)
■ *Legal Reference:* [RCW 64.44](#) (click to view statute)
- **5. Property Management Agreements** (WAC 308-124D-215)
■ *Legal Reference:* [WAC 308-124D-215](#) (click to view statute)
- **6. Continuing Education** (RCW 18.85.171)
■ *Legal Reference:* [RCW 18.85.171](#) (click to view statute)
- **7. Notice Service Requirements** (RCW 59.18.365)
■ *Legal Reference:* [RCW 59.18.365](#) (click to view statute)
- **8. Rent Payment Plans** (RCW 59.18.610)
■ *Legal Reference:* [RCW 59.18.610](#) (click to view statute)
- **9. Foreclosure Protections** (RCW 59.18.375)
■ *Legal Reference:* [RCW 59.18.375](#) (click to view statute)
- **10. Landlord Bankruptcy** (RCW 59.18.330)
■ *Legal Reference:* [RCW 59.18.330](#) (click to view statute)

2. COMMERCIAL PROPERTY DISTINCTIONS

- **1. Commercial Property Exemptions** (RCW 59.18.040)
■ *Legal Reference:* [RCW 59.18.040](#) (click to view statute)

- **2. Commercial Security Deposits (No specific statute)**

- *Legal Reference:* [No specific statute](#) (click to view statute)

- **3. Commercial Evictions (RCW 59.12)**

- *Legal Reference:* [RCW 59.12](#) (click to view statute)

3. CORE LEASE REQUIREMENTS

- **1. Lease Formation & Disclosures (RCW 59.18.060, RCW 59.18.257)**

- *Legal Reference:* [RCW 59.18.060, RCW 59.18.257](#) (click to view statute)

- **2. Written Lease Requirements (RCW 59.18.005)**

- *Legal Reference:* [RCW 59.18.005](#) (click to view statute)

- **3. Lease Language Requirements (RCW 59.18.230)**

- *Legal Reference:* [RCW 59.18.230](#) (click to view statute)

- **4. Lease Addendums (Various RCW 59.18 sections)**

- *Legal Reference:* [Various RCW 59.18 sections](#) (click to view statute)

- **5. Lease Copies (RCW 59.18.065)**

- *Legal Reference:* [RCW 59.18.065](#) (click to view statute)

- **6. Lease Renewal (RCW 59.18.200)**

- *Legal Reference:* [RCW 59.18.200](#) (click to view statute)

- **7. Lease Termination (RCW 59.18.200)**

- *Legal Reference:* [RCW 59.18.200](#) (click to view statute)

- **8. Early Termination (RCW 59.18.575, RCW 59.18.650)**

- *Legal Reference:* [RCW 59.18.575, RCW 59.18.650](#) (click to view statute)

4. ENTRY & ACCESS

- **1. Landlord Entry Rights (RCW 59.18.150)**

- *Legal Reference:* [RCW 59.18.150](#) (click to view statute)

- **2. Tenant Privacy Rights (RCW 59.18.150)**

■ *Legal Reference:* [RCW 59.18.150](#) (click to view statute)

● **3. Abandoned Property (RCW 59.18.310)**

■ *Legal Reference:* [RCW 59.18.310](#) (click to view statute)

5. EVICTION PROCEDURES

● **1. Just Cause Eviction Requirements (RCW 59.18.650)**

■ *Legal Reference:* [RCW 59.18.650](#) (click to view statute)

● **2. Pay or Vacate Notice (RCW 59.18.057)**

■ *Legal Reference:* [RCW 59.18.057](#) (click to view statute)

● **3. Cure or Vacate Notice (RCW 59.18.650)**

■ *Legal Reference:* [RCW 59.18.650](#) (click to view statute)

● **4. Unconditional Quit Notice (RCW 59.18.650)**

■ *Legal Reference:* [RCW 59.18.650](#) (click to view statute)

● **5. Wrongful Eviction Penalties (RCW 59.18.650)**

■ *Legal Reference:* [RCW 59.18.650](#) (click to view statute)

● **6. Self-Help Eviction Prohibition (RCW 59.18.290, RCW 59.18.300)**

■ *Legal Reference:* [RCW 59.18.290](#), [RCW 59.18.300](#) (click to view statute)

6. FAIR HOUSING & DISCRIMINATION

● **1. Protected Classes (RCW 49.60.222)**

■ *Legal Reference:* [RCW 49.60.222](#) (click to view statute)

● **2. Source of Income Discrimination (RCW 59.18.255)**

■ *Legal Reference:* [RCW 59.18.255](#) (click to view statute)

● **3. Prohibited Discriminatory Actions (RCW 49.60.222)**

■ *Legal Reference:* [RCW 49.60.222](#) (click to view statute)

● **4. Disability Accommodations (RCW 49.60.223)**

■ *Legal Reference:* [RCW 49.60.223](#) (click to view statute)

● **5. Service Animals (WAC 162-38-100)**

■ *Legal Reference:* [WAC 162-38-100](#) (click to view statute)

● **6. Fair Housing Remedies (RCW 49.60.030)**

■ *Legal Reference:* [RCW 49.60.030](#) (click to view statute)

7. FINANCIAL TERMS

● **1. Rent Amount & Payment (RCW 59.18.140)**

■ *Legal Reference:* [RCW 59.18.140](#) (click to view statute)

● **2. Rent Increases (RCW 59.18.140, RCW 59.18.700-710)**

■ *Legal Reference:* [RCW 59.18.140](#), [RCW 59.18.700-710](#) (click to view statute)

● **3. Late Fees (No specific state statute; general reasonableness standard)**

■ *Legal Reference:* [No specific state statute; general reasonableness standard](#) (click to view statute)

● **4. NSF/Bounced Check Fees (No specific statute limiting amount)**

■ *Legal Reference:* [No specific statute limiting amount](#) (click to view statute)

● **5. Application Fees (RCW 59.18.257)**

■ *Legal Reference:* [RCW 59.18.257](#) (click to view statute)

● **6. Move-In Fees (RCW 59.18.285)**

■ *Legal Reference:* [RCW 59.18.285](#) (click to view statute)

● **7. Pet Fees & Deposits (No state limit; RCW 59.18.285)**

■ *Legal Reference:* [No state limit; RCW 59.18.285](#) (click to view statute)

● **8. Utilities (RCW 59.18.060, RCW 59.18.300)**

■ *Legal Reference:* [RCW 59.18.060](#), [RCW 59.18.300](#) (click to view statute)

● **9. Holding Deposits (RCW 59.18.253)**

■ *Legal Reference:* [RCW 59.18.253](#) (click to view statute)

8. HABITABILITY & REPAIRS

● **1. Landlord Maintenance Duties (RCW 59.18.060)**

■ *Legal Reference:* [RCW 59.18.060](#) (click to view statute)

● **2. Repair Timelines (RCW 59.18.070)**

■ *Legal Reference:* [RCW 59.18.070](#) (click to view statute)

● **3. Tenant Self-Help Repairs (RCW 59.18.100)**

■ *Legal Reference:* [RCW 59.18.100](#) (click to view statute)

● **4. Tenant Maintenance Duties (RCW 59.18.130)**

■ *Legal Reference:* [RCW 59.18.130](#) (click to view statute)

● **5. Mold Responsibilities (RCW 59.18.060 (2023 amendment))**

■ *Legal Reference:* [RCW 59.18.060 \(2023 amendment\)](#) (click to view statute)

9. LOCAL ORDINANCES

● **1. Seattle Regulations (Seattle Municipal Code various chapters)**

■ *Legal Reference:* [Seattle Municipal Code various chapters](#) (click to view statute)

● **2. Tacoma Regulations (Tacoma Municipal Code)**

■ *Legal Reference:* [Tacoma Municipal Code](#) (click to view statute)

● **3. Spokane Regulations (Spokane Municipal Code)**

■ *Legal Reference:* [Spokane Municipal Code](#) (click to view statute)

10. PET POLICIES

● **1. Pet Deposits & Fees (No state limit (local ordinances may apply))**

■ *Legal Reference:* [No state limit \(local ordinances may apply\)](#) (click to view statute)

● **2. Pet Agreements (General contract law)**

■ *Legal Reference:* [General contract law](#) (click to view statute)

● **3. Emotional Support Animals (RCW 49.60.223, WAC 162-38-100)**

■ *Legal Reference:* [RCW 49.60.223, WAC 162-38-100](#) (click to view statute)

● **4. Pet Policy Restrictions (Fair Housing Act, RCW 49.60.222)**

■ *Legal Reference:* [Fair Housing Act, RCW 49.60.222](#) (click to view statute)

11. PROPERTY MANAGEMENT LICENSING

- 1. License Required (RCW 18.85.011)
■ Legal Reference: [RCW 18.85.011](#) (click to view statute)
- 2. Broker License Requirements (RCW 18.85.101)
■ Legal Reference: [RCW 18.85.101](#) (click to view statute)
- 3. Managing Broker License Requirements (RCW 18.85.111)
■ Legal Reference: [RCW 18.85.111](#) (click to view statute)
- 4. Alternative Qualifications for Managing Broker (WAC 308-124A-713)
■ Legal Reference: [WAC 308-124A-713](#) (click to view statute)
- 5. Licensing Exemptions (RCW 18.85.151)
■ Legal Reference: [RCW 18.85.151](#) (click to view statute)
- 6. Designated Broker Responsibilities (RCW 18.85.275)
■ Legal Reference: [RCW 18.85.275](#) (click to view statute)

12. REPORTING & DOCUMENTATION

- 1. Record Retention (WAC 308-124C-105)
■ Legal Reference: [WAC 308-124C-105](#) (click to view statute)
- 2. Rent Payment Records (Best practice; trust account regulations)
■ Legal Reference: [Best practice; trust account regulations](#) (click to view statute)
- 3. Maintenance Logs (Best practice; habitability requirements)
■ Legal Reference: [Best practice; habitability requirements](#) (click to view statute)
- 4. Inspection Reports (RCW 59.18.260 (move-in checklist))
■ Legal Reference: [RCW 59.18.260 \(move-in checklist\)](#) (click to view statute)
- 5. Lead Registry (Federal requirement (42 USC 4852d))
■ Legal Reference: [Federal requirement \(42 USC 4852d\)](#) (click to view statute)
- 6. Sex Offender Database (RCW 4.24.550 (immunity for disclosure))

■ *Legal Reference:* [RCW 4.24.550 \(immunity for disclosure\)](#) (click to view statute)

● **7. Business Licensing (Local requirements)**

■ *Legal Reference:* [Local requirements](#) (click to view statute)

13. RETALIATION & TENANT PROTECTIONS

● **1. Retaliation Prohibited (RCW 59.18.240)**

■ *Legal Reference:* [RCW 59.18.240](#) (click to view statute)

● **2. Retaliation Remedies (RCW 59.18.250)**

■ *Legal Reference:* [RCW 59.18.250](#) (click to view statute)

● **3. Domestic Violence Protections (RCW 59.18.575)**

■ *Legal Reference:* [RCW 59.18.575](#) (click to view statute)

14. SECURITY DEPOSITS

● **1. Security Deposit Limits (No state limit; local ordinances may apply)**

■ *Legal Reference:* [No state limit; local ordinances may apply](#) (click to view statute)

● **2. Security Deposit Storage (RCW 59.18.270)**

■ *Legal Reference:* [RCW 59.18.270](#) (click to view statute)

● **3. Security Deposit Return (RCW 59.18.280)**

■ *Legal Reference:* [RCW 59.18.280](#) (click to view statute)

● **4. Allowable Deductions (RCW 59.18.280)**

■ *Legal Reference:* [RCW 59.18.280](#) (click to view statute)

● **5. Itemization Requirements (RCW 59.18.280)**

■ *Legal Reference:* [RCW 59.18.280](#) (click to view statute)

● **6. Move-In/Move-Out Inspections (RCW 59.18.260)**

■ *Legal Reference:* [RCW 59.18.260](#) (click to view statute)

15. SPECIAL SITUATIONS

- 1. Subletting & Assignment (RCW 59.18.200)
■ Legal Reference: [RCW 59.18.200](#) (click to view statute)
- 2. Roommates & Occupancy Limits (No specific state statute; local occupancy codes apply)
■ Legal Reference: [No specific state statute; local occupancy codes apply](#) (click to view statute)
- 3. Military Service Members (Federal SCRA, RCW 59.18)
■ Legal Reference: [Federal SCRA, RCW 59.18](#) (click to view statute)
- 4. Senior Housing (Federal Fair Housing Act (55+ housing exemption))
■ Legal Reference: [Federal Fair Housing Act \(55+ housing exemption\)](#) (click to view statute)
- 5. Student Housing (No specific statute)
■ Legal Reference: [No specific statute](#) (click to view statute)
- 6. Subsidized Housing (Federal HUD regulations, RCW 59.18.255)
■ Legal Reference: [Federal HUD regulations, RCW 59.18.255](#) (click to view statute)
- 7. Short-Term Rentals (RCW 59.18.040 exemption)
■ Legal Reference: [RCW 59.18.040 exemption](#) (click to view statute)

16. TRUST ACCOUNTS & FINANCIAL MANAGEMENT

- 1. Trust Account Requirements (RCW 18.85.285, WAC 308-124E-105)
■ Legal Reference: [RCW 18.85.285, WAC 308-124E-105](#) (click to view statute)
- 2. Property Management Trust Account Specifics (WAC 308-124E-115)
■ Legal Reference: [WAC 308-124E-115](#) (click to view statute)
- 3. Required Trust Account Records (WAC 308-124C-105)
■ Legal Reference: [WAC 308-124C-105](#) (click to view statute)
- 4. Prohibited Trust Account Activities (WAC 308-124E-105)
■ Legal Reference: [WAC 308-124E-105](#) (click to view statute)

Severity Indicators:

- Critical requirement (must comply)
- Important guideline (should follow)
- Standard information (good to know)

For the most current information, always consult official state sources.

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Document ID: WA-COMP-20261001