



## CONSUMER ALERT

# KNOW YOUR RIGHTS

### Under Washington's Rent Stabilization Law

On May 7, 2025, a rent stabilization law ([HB 1217](#)) went into effect in Washington state, amending both the Residential Landlord Tenant Act (RLTA) and the Manufactured/Mobile Home Landlord Tenant Act (MHLTA). **The new law provides additional tenant protections, including a limit on how much a landlord may increase a tenant's rent over any 12-month period. The Attorney General's Office will enforce the rent stabilization law, and tenants may also take action to protect their rights under the new law.**

## FREQUENTLY ASKED QUESTIONS

### 1. Does HB 1217 apply to me?

HB 1217 applies to both residential and manufactured/mobile home communities. If you rent your home, or if you own your manufactured or mobile home and rent a space for your home in a manufactured or mobile home park, the protections of [HB 1217](#) likely apply to you. (See # 6 on the next page for a list of exceptions).

### 2. How much can my landlord raise my rent?

If you rent your home, your landlord may not increase your rent by more than 10%, or 7% plus the consumer price index (CPI), whichever is less over any 12-month period. The Washington state Department of Commerce determines the CPI and publishes the maximum annual rent increase percentage for residential tenancies on its website: [HB 1217 Landlord Resource Center – Washington State Department of Commerce](#). The maximum annual rent increase percentage allowed, through December 31, 2025, is 10%. The maximum annual rent increase percentage allowed between January 1, 2026, and December 31, 2026, is 9.683%.

If you own your manufactured or mobile home and rent a space for your home in a manufactured or mobile home park, the maximum annual rent increase percentage allowed is 5%.

For both residential and manufactured/mobile home tenants, your landlord may not raise your rent, in any amount, during the first 12 months of your tenancy, regardless of whether your lease is month-to-month or for a fixed term.

### 3. When did HB 1217 go into effect?

HB 1217 went into effect on May 7, 2025. Rent increases that are effective after May 7, 2025, may violate [HB 1217](#), even if notice of the rent increase was sent or received prior to May 7, 2025.

### 4. Is my landlord required to give me notice of a rent increase?

Yes. Landlords must provide at least 90 days advance notice, in writing, to residential tenants before raising rent. For manufactured/mobile homeowners, the park owner must give three months' prior written notice before raising rent. If your landlord intends to raise your rent by more than the amount allowed by [HB 1217](#), the written notice must identify an exception to the law. (See # 6 on the next page for a list of exceptions).

### 5. What should I do if believe my landlord has violated HB 1217?

If you have received a rent increase that does not comply with HB 1217, you may file a complaint with the Attorney General's Office:

[File a Complaint | Washington State](#)

If you are a tenant covered by [HB 1217](#), you may also take steps to protect your own rights, including by bringing a legal action to enforce the law. If you receive a notice of an unlawful rent increase, you are required to provide your landlord with a written demand to reduce the increase to the amount allowed by law. You may also choose to terminate your rental agreement at any time prior to the effective date of the unlawful increase by providing your landlord with at least 20 days' written notice.



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### 6. Are there any exceptions to [HB 1217](#)?

#### EXCEPTIONS FOR RESIDENTIAL TENANTS

Your landlord may be able to increase rent more than the maximum allowable amount under [HB 1217](#) if any of the following is true:

- The first certificate of occupancy for your dwelling unit was issued 12 or less years before the date of the rent increase notice;
- You live in a dwelling unit owned by a public housing authority, public development authority, or nonprofit organization where maximum rents are regulated by other laws or local, state, or federal affordable housing program requirements, or a qualified low income housing development as defined in RCW 82.45.010, where the property is owned by a public housing authority, public development authority, or nonprofit organization;
- You live in a qualified low-income housing development which was allocated federal low-income housing tax credits by the Washington state housing finance commission and there is an enforceable regulatory agreement under the low-income housing tax credit program;
- You live in a dwelling unit in which you share a bathroom or kitchen facility with the owner, and the owner maintains a principal residence at the residential real property;
- You live in a single-family owner-occupied residence in which the owner-occupant rents or leases no more than two units or bedrooms including, but not limited to, an attached or detached accessory dwelling unit; or
- You live in a duplex, triplex, or fourplex in which the owner occupied one of the units as the owner's principal place of residence at the beginning of the tenancy, and the owner continues in occupancy.

#### EXCEPTIONS FOR OWNERS OF MANUFACTURED OR MOBILE HOMES

Your landlord may be able to increase rent more than the maximum allowable amount under [HB 1217](#) if any of the following is true:

- You live on a manufactured/mobile home lot owned by a public housing authority, public development authority, or nonprofit organization where maximum rents are regulated by other laws or local, state, or federal affordable housing program requirements, or a qualified low-income housing development as defined in RCW 82.45.010, where the property is owned by a public housing authority, public development authority, or nonprofit organization.
- You live in a manufactured/mobile home community that was purchased during the past 12 months by an eligible organization as defined in RCW 59.20.030 whose mission aligns with the long-term preservation and affordability of your manufactured/mobile home community, so the eligible organization may increase the rent and other recurring or periodic charges for your manufactured/mobile home community in an amount greater than allowed under HB 1217 as needed to cover the cost of purchasing your manufactured/mobile home community if the increase is approved by vote or agreement with the majority of the manufactured/mobile home owners in your manufactured/mobile home community.
- Your manufactured/mobile home lot rental agreement is up for first renewal after it was transferred to you under RCW 59.20.073, so your landlord is allowed to make a one-time increase to your rent and other recurring or periodic charges in an amount not limited by [HB 1217](#). In order to exercise this one-time increase option, the landlord must have provided you with notice of this option prior to the final transfer of the rental agreement to you.