



DIGNIINTA ISTICMAALAH

BARO XUQUUQAHAAGA

Sida uu dhigayo Sharciga Xasilinta Kirada ee Washington

Taariikhdu markay ahayd Maajo 7, 2025, sharciga xasilinta kirada ([HB 1217](#)) wuxuu ka dhaqangalay gobolka Washington, ayada oo wax laga badalay labadaba Residential Landlord Tenant Act (RLTA, Xeerka Kiraystaha iyo Mulkiilaha Guriga) iyo Manufactured/Mobile Home Landlord Tenant Act (MHLTA, Xeerka Mulkiilaha Guriga Diyaarsan/Guurguura). **Sharciga cusub wuxuu bixinayaa difaacyo dheeraad ah oo kiraystuhu helayo, oo ay kamid yihiin cadadka tirada mulkiilaha gurigu ku kordhin karo kirada kireystaha muddo 12 bilood ah. Xafiiska Garyaqaanka Guud ayaa dhaqangalin doona sharciga xasilinta kirada, kiraysteyaashuna waxay sidoo kale qaadi karaan tallaabooyin ay ku ilaalinayaan xuquuqahooda si waafaqsan sharciga cusub.**

SU'AALAHADA BADANAA LA ISWEYDIYO

1. HB 1217 aniga ma i khusaysaa?

HB 1217 waxay khusaysaa labadaba xaafadaha guryaha la degen yahay iyo kuwa diyaarsan. Haddii aad gurigaaga kiraysatay, ama haddii aad adigu leedahay guriga kuu diyaarsan ama guurguura aadna meel ka kiraysato gurigaaga la diyaariyay ama baarkinka gurigaga ee guurguura, difaaca [HB 1217](#) ayaa ku qabanaya. (Eeg # 6 aad ee bogga xiga ee liiska waxyaabaha laga reebay).

2. Imisa ayuu mulkiilaha gurigu ku kordhin karaa kiradayda?

Haddii aad guriga kiraysato, mulkiilahaagu kuma kordhin karo kiradaada in ka badan 10%, ama 7% oo lagu daray tusaha sicirka iibsadaha (CPI), hadba kii yar muddo 12 bilood ah. Waaxda Ganacsiga ee Gobolka Washington Ayaa go'aaminaysa CPI waxayna webseedkeeda ku daabacaysaa kororka boqoleyda kirada sannadlaha ah ee ugu badan ee kiraysteyaasha guryaha:

[HB 1217 Xarunta Adeegyada Mulkiilaha guriga – Waaxda Ganacsiga ee Gobolka Washington.](#)

Kororka boqoleyda kirada ugu badan sannadkii lagu kordhin karo ee la ogolyahay, ilaa Diisambar 31, 2025, waa 10%. Kororka boqoleyda kirada ugu badan sannadkii lagu kordhin karo ee la ogolyahay, inta u dhexaysa Janaayo 1, 2026, iyo Diisambar 31, 2026, waa 9.683%.

Haddii aad gurigaaga kiraysatay, ama haddii aad adigu leedahay guriga kuu diyaarsan ama guurguura aadna meel ka kiraysato gurigaaga la diyaariyay ama baarkinka gurigaaga guurguura, kororka boqoleyda kirada ugu badan sannadkii lagu kordhin karo ee la ogolyahay waa 5%.

Labadaba kiraysteyaasha guryaha iyo guryaha la diyaariyay/guurguura, mulkiilaha gurigaagu kuma kordhin karo kiradaada, cadad kasta, inta lagu jiro 12 ka bilood ee ugu horeysa kiradaada, ayada oo aan loo eegayn inaad kiraysato bil-ka-bil ama muddo cayiman.

3. Goorma ayay HB 1217 dhaqangashay?

HB 1217 waxay dhaqangashay markay taariikhdu ahayd Maajo 7, 2025. Kororka kirada ee dhaqangalay wixii ka danbeeyay Maajo 7, 2025, wuxuu xadgudub ku noqonayaa [HB 1217](#), xaataa ogaysiiska kororka kirada lasoo diray ama la helay kahor Maajo 7, 2025.

4. Mulkiilaha gurigayga ma looga baahan yahay inuu i siiyo ogaysiiska kordhinta kirada?

Haa. Mulkiilaha gurigu waa inuu siiyaa ogaysiis hormaris ah oo 90 casho ah, kaasoo qoraal ah, kiraystaha guriga kahor inta uusan kirada kordhin. Mulkiileyaasha guryaha diyaarsan/guurguura, mulkiilaha barxaddu waa inuu ogaysiis hormaris ah oo saddex bilood ah bixiyaa kahor inta uusan kirada kordhin. Haddii mulkiilaha gurigaagu doonayo inuu ku kordhiyo kiradaada wax ka badan cadadka ay u ogolyahay [HB 1217](#), ogaysiiska qoraalka ah waa inuu cadeeyaa sida sharcigu ugu ogolaanayo. (Eeg # 6 aad ee bogga xiga ee liiska waxyaabaha laga reebay).

5. Maxaa sameeyaa hadaan ogaado in mulkiilaha gurigaygu ku xadgudbay HB 1217?

Haddii kirada laguugu kordhiyo taasoo aan waafaqsanayn H 1217, waxaad cabasho u gudbin kartaa Xafiiska Garyaqaanka Guud:

[Gudbi Cabasho | Gobolka Washington](#)

Haddii aad tahay kirayste uu difaacayo [HB 1217](#), waxaad sidoo kale qaadi kartaa tallaabooyin aad ku ilaashanayso xaquuqaahaaga, oo ay kamid yihiin inaad talaabo sharci ah qaado si sharciga loo fuliyo. Haddii aad hesho ogaysiis ah kordhinta kirada oo sharcidarro ah, waxaa lagaaga baahan yahay inaad mulkiilaha gurigaaga siiso dalab sharci ah oo ku saabsan yaraynta kororka iyo inuu ka dhigo cadadka sharcigu ogolyahay. Waxaad sidoo kale dooran kartaa inaad ka baxdo heshiiska kiradaada mar walba kahor taariikhda dhaqangalka kororka sharcidarrada ah adigoo mulkiilaha gurigaaga siinaya ogaysiis qoraal ah oo ugu yaraan 20 maalmood ah.



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6. Ma jiraan waxyaabo laga reebay HB 1217?

WAXYAABAHA LAGA REEBAY KIRAYSTEYAASHA GURYAHA

Mulkiilaha gurigaagu waxaa laga yaabaa inuu awoodo inuu ku kordhiyo kirada in ka badan cadadka ugu badan ee loo ogolyahay sida waafaqsan [HB 1217](#) haddii waxyaabo kamid ah waxyaabahaan ay jiraan:

- Shahaadada ugu horeysa ee degista gurigaaga la soo saaray 12 sanno ama ka yar kahor taariikhda ogaysiiska kordhinta kirada;
- Waxaad ku nooshahay guri ay leedahay wakaalad dowl ah, wakaalad hormarinta bulshada ah, ama urur khayri ah kaasoo kirooyinka ugu badan lagu maamulo shuruuc kale ama shuruudaha barnaamijyada guryaha ee deegaanka, gobolka ama federaalka ah, ama kujira horumarinta dadka dakhligoodu yaryahay sida ku cad Revised Code of Washington (RCW, Xeerka Dib loo eegay ee Washington) 82.45.010, halkaasoo guriga ay leedahay wakaalada guryaha bulshada qaabilsan, wakaalad qaabilsan horumarinta bulshada, ama urur khayri ah;
- Waxaad ku nooshahay hanaanka guryaha u qalma dadka dakhligoodu hooseeyo kaasoo loo qoondeeyay daymaha canshuuraha guryaha dadka dakhligoodu hooseeyo ee guddiga maaliyadda guryaha gobolka Washington iyo inuu jiro heshiis sharci ah oo la dhaqangalinayo oo kamid ah barnaamijka daynta canshuurta guryaha dadka dakhligoodu hooseeyo;
- Waxaad ku nooshay guri aad la wadaagto suuliga iyo jikada mulkiilaha guriga, mulkiiluhuna yahay qofka mas'uulka ka ah guriga aad degentihiin;
- Waxaad degentahay guri hal qoys loogu talagalay oo kirada mulkiilaha ama kiraysigu uusan ka badnayn laba qaybood ama suuli oo ay kujiraan walow aysan ku ekayn, qayb adeeg oo ku dhagan ama ka go'an; ama
- Waxaad ku nooshahay guri laba qaybood, saddex qaybood, ama afar qaybood kaasoo mulkiiluhu degenyahay mid kamid ah qaybaha una ah hoyga dhabta ah ee mulkiilaha bilowga jiraysiga, mulkiiluhuna sii degenaado.

WAXYAABAH U GAARKA AH GURYAHA LA DIYAARIYAY AMA GUURGUURA

Mulkiilaha gurigaagu waxaa laga yaabaa inuu awoodo inuu ku kordhiyo kirada in ka badan cadadka ugu badan ee loo ogolyahay sida waafaqsan [HB 1217](#) haddii waxyaabo kamid ah waxyaabahaan ay jiraan:

- Waxaad ku nooshahay guri la diyaariyay/guurguura oo ay leedahay wakaalad dowl ah, wakaalad hormarinta bulshada ah, ama urur khayri ah kaasoo kirooyinka ugu badan lagu maamulo shuruuc kale ama shuruudaha barnaamijyada guryaha ee maxaliga, gobolka ama federaalka ah, ama kujira horumarinta dadka dakhligoodu yaryahay sida ku cad RCW 82.45.010, halkaasoo guriga ay leedahay wakaalada guryaha bulshada qaabilsan, wakaalad qaabilsan horumarinta bulshada, ama urur khayri ah.
- Waxaad ku nooshahay xaafad guryaha la diyaariyo/guurguura ah taasoo la iibsadaa intii lagu jiray 12kii bilood ee lasoo dhaafay uuna iibsaday urur u qalma sida ku cad RCW 59.20.030 kaasoo ujeedkiisu waafaqsanyahay ilalainta muddada dheer iyo qiimo jabnaanta xaafadaada guryaha la diyaariya/guurguura, si ururka u qalma u kordhiyo kirada iyo waxyaabaha soo noqnoqda ama kharashaadka marmarka ah ee xaafada gurigaaga la diyaariyay/guurguura cadad ka badan inta la ogolyahay ee waafaqsan HB 1217 sida loogu baahdo si loo daboolo kharashaadka iibsashada xaafadaada guriga la diyaariyay/guurguura haddii kordhinta lagu meelmariyo cod ama heshiis aqlabiyad ah ayada oo inta badan mulkiileyaasha guryaha la diyaariyay/guurguura ee bulshadaada guriga la diyaariyay/guurguura.
- Heshiiska gurigaaga la diyaariyay/guurguura waxaa la cusboonaysiinayaa kaddib marka laguugu wareejiyo si waafaqsan RCW 59.20.073, si mulkiilaha gurigaaga loogu ogolaado inuu sameeyo kordhin hal mar ah oo kiradaada ah kaddibna waxyaabaha soo laalaabta ama kharashaadka marmarka ah cadad aysan koobayn [HB 1217](#). Si aad u hesho xulashadaan kordhinta halka mar ah, mulkiilaha gurigu waa inuu ku siiyaa ogeysiiska xulashadaan kahor wareejinta koowaad ee uu heshiiska kiraysiga kula galayo.