

Amdt #	Sponsor	Effect
670 [PASSED]	Macri	<p>Strikes the underlying bill and modifies it as follows:</p> <p><b>(1)</b> Revises the phrase "rent and fees" throughout the bill to refer to "rent" except in the Rent and Fee Increase Notice To Tenants, which is revised to clarify that rent and rental amount include all recurring and periodic charges, sometimes referred to as rent and fees, identified in the rental agreement for the use and occupancy of the rental unit or manufactured/mobile home lot.</p> <p><b>(2)</b> Limits rent increases to seven percent during any 12-month period of the tenancy (instead of during any 12-month period) for tenants subject to the Residential Landlord-Tenant Act (RLTA) or the Manufactured/Mobile Home Landlord-Tenant Act (MHLTA).</p> <p><b>(3)</b> Adds a vacancy provision to the RLTA which states that the rent increase limit does not prohibit a landlord from adjusting the rent by any amount after a tenant vacates the dwelling unit and the tenancy ends.</p> <p><b>(4)</b> Removes the provision stating that the rent increase limit applies to all tenancies subject to the RLTA, including any such tenancies in dwelling units operated as short-term rentals and vacation rentals.</p> <p><b>(5)</b> Makes the following changes to the provisions requiring parity between lease types:(a) Prohibits a landlord subject to the RLTA from charging a tenant more than a five percent difference in rent depending on the type of lease or rental agreement offered; and (b) removes these provisions from the MHLTA.</p> <p><b>(6)</b> Prohibits landlords under both the RLTA and MHLTA from reporting tenants to a tenant screening service provider for failure to pay the portion of the tenant's rent that was unlawfully increased, instead of for failure to pay rent that was unlawfully increased, in violation of the bill.</p> <p><b>(7)</b> Makes the following changes to the exemptions from the rent increase limit: (a) Expands the exemption for new construction under the RLTA such that it applies to tenancies in dwelling units for which the first certificate of occupancy was issued 12 or less years (instead of 10 or less years) before the date of the notice of the rent increase; (b) Expands the exemption for tenancies in certain owner-occupied duplexes under the RLTA to include triplexes and fourplexes; and (c) Adds an exemption to the MHLTA for a one-time increase of no more than 10 percent at the time of first lease renewal after the transfer of a manufactured/mobile home lot rental agreement resulting from a former tenant's sale of a manufactured/mobile home to the current tenant, as long as the landlord provides the tenant with notice of this one-time increase option prior to final transfer of the rental agreement.</p> <p><b>(8)</b> Makes the following changes to the Rent and Fee Increase Notice To Tenants:(a) Removes references to "annual notice"; (b) revises the form notice language related to the exemption for singlefamily owner-occupied residences in which the owner-occupant rents or leases no more than two units or bedrooms; and (c) revises the form notice language related to the new exemptions added or expanded.</p> <p><b>(9)</b> Requires a tenant to offer a landlord an opportunity to cure an unauthorized rent increase by providing the landlord with a written demand to reduce the increase to an amount that complies with the rent increase limit.</p> <p><b>(10)</b> Modifies the tenant lease termination provision such that a tenant who exercises the option to terminate a rental agreement under the bill owes rent for the full month in which the tenant vacates the dwelling unit or manufactured/mobile home lot, instead of only pro rata rent through the date upon which the tenant vacates the unit or lot.</p> <p><b>(11)</b> Revises the cause of action for damages against a landlord who violates the bill to specify that a tenant or the Attorney General may bring an action in court to enforce compliance with the bill. Requires a court to award certain damages and reasonable attorneys' fees and costs to the tenant if the court finds that a landlord violated the bill.</p> <p><b>(12)</b> Makes the following changes to the length of the rent increase notice period: (a) Requires landlords to provide tenants under the RLTA with a minimum of 90 days' written notice before the effective date of any rent increase, instead of requiring a minimum of 180 days' written notice for rent increases in any amount of three percent or more;(b) specifies that for a tenant whose lease or rental agreement was entered into or renewed before the effective date of the bill and whose tenancy is for a specified time, if the lease or rental agreement has more than 60 days but less than 90 days left before the end of the specified time, the landlord must provide written notice to the tenant a minimum of 60 days before the rent increase; and (c) removes the requirement under the MHLTA.</p> <p><b>(13)</b> Modifies the move-in fee and security deposit provisions as follows: (a) Removes the move-in fee and security deposit provisions from the RLTA; and (b) allows a landlord subject to the MHLTA to require move-in fees and security deposits combined that do not exceed two months' rent (instead of one month's rent) if a tenant has any pets. Specifies that these provisions apply to leases or rental agreements entered into on or after the effective date of the bill.</p> <p><b>(14)</b> Modifies the late fee provisions as follows: (a) Removes the late fee provisions from the RLTA; and (b) modifies the limit on late fees under the MHLTA such that instead of prohibiting late fees from exceeding 1.5 percent of a tenant's total rent per month, the bill prohibits late fees from exceeding two percent of the tenant's total rent per month during the first month that rent is past due, three percent of the tenant's total rent per month during the second consecutive month that rent is past due, and five percent of the tenant's total rent per month during the third consecutive month and all subsequent consecutive months that rent is past due. Specifies that the late fee provisions apply to leases or rental agreements entered into or renewed on or after the effective date of the bill.</p> <p><b>(15)</b> Makes the following changes to the social vulnerability assessment: (a) Extends the due date from December 1, 2027, to June 30, 2028; (b) extends the expiration date from July 1, 2028, to July 1, 2029; and (c) makes it subject to the availability of amounts appropriated for this specific purpose.</p> <p><b>(16)</b> Removes the following provisions: (a) The findings and intent section; (b) The provisions that provide a defense to an eviction or other legal action to remove a tenant and recover possession of the premises for nonpayment of rent that was unlawfully increased; (c) The provisions authorizing local governments to adopt policies, ordinances, or other regulations to enforce the bill; (d) The Consumer Protection Act enforcement provisions; (e) The requirement that the Department of Commerce create an online landlord resource center; and (f) The requirement that the Attorney General publish certain model lease provisions.</p> <p><b>(17)</b> Adds a null and void clause, making the bill null and void unless funded in the budget.</p>

<b>Amdt #</b>	<b>Sponsor</b>	<b>Effect</b>
677	Dufault	Strikes the content of the striking amendment and replaces it with the following rent increase limit provisions added to the Residential Landlord-Tenant Act and the Manufactured/Mobile Home Landlord-Tenant Act: <input type="checkbox"/> Prohibits a landlord from raising the rent by more than 10 percent plus the Consumer Price Index for the Seattle-Tacoma-Bellevue metropolitan area, with certain exemptions. <input type="checkbox"/> Authorizes a tenant to terminate a lease or rental agreement with 30 days' written notice to the landlord if the landlord violates the rent increase limit. <input type="checkbox"/> Authorizes a tenant to sue the landlord for violating the rent increase limit for damages limited to the amount of excess rent, fees, or other costs charged to the tenant in the last 12 months.
673	Dufault	Allows landlords to provide electronic notice of rent increases to tenants.
676	Dufault	Modifies provisions related to actions a tenant may take if a landlord increases rent above specified amounts and no exemption applies by removing references to remedies or relief available to the tenant under the Residential Landlord-Tenant Act, the Manufactured/Mobile Home Landlord-Tenant Act, or any other law.
674	Dufault	Prohibits cities or towns, code cities, and counties from enacting or creating new ordinances, regulations, official controls, policies, or administrative practices that regulate any aspects of the residential landlord-tenant relationship regulated by the bill. Supersedes, preempts, and invalidates any such ordinances, regulations, official controls, policies, or administrative practices existing on or after the effective date of the bill, regardless of when they were enacted or created.
675	Dufault	Provides that the move-in fees alone, rather than the move-in fees combined with security deposits, may not exceed one month's rent.
704	Dufault	Amends the definition of "rent" or "rental amount" in the Residential Landlord-Tenant Act and the Manufactured/Mobile Home Landlord-Tenant Act to include nonrecurring charges for costs incurred due to late payment, damages, deposits, delinquencies, legal costs, or other fees, including attorneys' fees and pet fees.
702	Dufault	Adds an exemption to the rent increase limit under the RLTA for tenancies in dwelling units for which the rent charged is an amount equal to or less than the small area fair market rent for the zip code in which the dwelling unit is located.
703	Dufault	Removes the exemption from the rent increase limit for a one-time increase of no more than 10 percent at the time of first lease renewal after the transfer of a manufactured/ mobile home lot rental agreement resulting from a former tenant's sale of the manufactured/mobile home. Adds an exemption from the rent increase limit for any increases within 16 months from the transfer of a manufactured/mobile home lot rental agreement resulting from a former tenant's sale of the manufactured/mobile home
705	Dufault	Raises the rent increase limit to seven percent plus the rate of inflation as measured by the change in the consumer price index for the Seattle-Tacoma-Bellevue metropolitan area over the last 12 months.
49	Dufault	Raises the rent and fee increase limit to seven percent plus the rate of inflation as measured by the change in the consumer price index for the Seattle-Tacoma-Bellevue metropolitan area over the last 12 months.
50	Dufault	Removes the language authorizing a local government to adopt policies, ordinances, or other regulations to enforce the bill.
51	Dufault	Removes the exemption to the rent and fee increase limit for tenancies in dwelling units or manufactured/mobile home lots operated by public housing authorities; public development authorities; nonprofit organizations where maximum rents are regulated by other laws or local, state, or federal affordable housing program requirements; and certain other nonprofit entities. Removes the exemption to the rent and fee increase limit for tenancies in certain qualified low-income housing developments where the property is owned by any of the organizations described above.
52	Dufault	Adds an exemption to the rent and fee increase limit for tenancies in dwelling units for which the rent charged is an amount equal to or less than the small area fair market rent for the zip code in which the dwelling unit is located.
53	Dufault	Adds an exemption to the rent and fee increase limit that applies when the landlord has paid for improvements to a dwelling unit, manufactured/mobile home lot, or common areas for which the costs or the tenant's proportional share of the costs were greater than an amount equal to four months' rent, and the improvements were made during the 12 months immediately preceding the rent increase notice. Specifies that, for the purposes of this exemption, "improvements" do not include basic maintenance.
79	Dufault	Removes the exemption from the rent and fee increase limit for a one-time increase of no more than 10 percent at the time of first lease renewal after the transfer of a manufactured/mobile home lot rental agreement resulting from a former tenant's sale of the manufactured/mobile home. Adds an exemption from the rent and fee increase limit, and an exemption from the 180-day notice requirement for rent and fee increases of 3 percent or more, for any increases in rent within 16 months from the transfer of a manufactured/mobile home lot rental agreement resulting from a former tenant's sale of the manufactured/mobile home.
128	Dufault	Removes the emergency clause and immediate effective date.
94	Low	Raises the rent and fee increase limit to 10 percent instead of seven percent.

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90	Low	Provides that the bill expires July 1, 2027.
91	Low	Provides that the bill expires July 1, 2035.
93	Low	Modifies the exemption from the rent and fee increase limit for new construction such that it applies to tenancies in dwelling units where the first certificate of occupancy was issued 25 or less years before the date of the notice of the rent increase, instead of 10 or less years.
54	Manjarrez	Removes the emergency clause and immediate effective date, and instead provides an effective date of March 1, 2026, for all sections of the bill except for the section requiring the Attorney General's Office to publish model lease provisions regarding rent and fee increases by January 1, 2026. Provides that the bill applies only to leases or rental agreements that are entered into or renewed on or after the effective date of the bill.
33	Walen	Removes the language authorizing Consumer Protection Act enforcement of certain provisions specified in the bill, including the rent and fee increase limit, and instead authorizes the Attorney General's Office to enforce a cause of action for damages against a landlord who engages in practices in violation of the specified provisions.
34	Walen	Removes the language providing that violations of certain provisions specified in the bill, including the rent and fee increase limit, are per se violations of the Consumer Protection Act (CPA), and instead authorizes a tenant or the Attorney General's Office (AGO) to bring an action under the CPA for a violation of the specified provisions if the tenant or AGO can establish all required elements of a CPA action.
35	Walen	Removes the language creating a private cause of action for damages against a landlord who engages in practices in violation of certain provisions specified in the bill, including the rent and fee increase limit.
36	Walen	Adds an exemption to the rent and fee increase limit for tenancies in dwelling units or manufactured/mobile home lots owned by a landlord who rents or leases no more than five dwelling units or manufactured/mobile home lots.
249	Macri	<p>Strikes the underlying bill and modifies it as follows:</p> <p><b>(1)</b> Revises the phrase "rent and fees" to refer to "rent" except in the Rent and Fee Increase Notice To Tenants, which is revised to clarify that rent and rental amount include all recurring and periodic charges, sometimes referred to as rent and fees, identified in the rental agreement for the use and occupancy of the rental unit or manufactured/mobile home lot.</p> <p><b>(2)</b> Removes the provision stating that the rent increase limit applies to all tenancies subject to the Residential Landlord-Tenant Act, including any such tenancies in dwelling units operated as short-term rentals and vacation rentals.</p> <p><b>(3)</b> Revises the vacancy provision in the Residential Landlord-Tenant Act to refer to "dwelling unit" instead of "premises" such that the rent increase limit does not prohibit a landlord from adjusting the rent by any amount after a tenant vacates the dwelling unit and the tenancy ends. Code Rev/AF:jlb 27 H-1876.2/25 2nd draft</p> <p><b>(4)</b> Adds an opportunity to cure provision that authorizes a tenant to offer a landlord an opportunity to cure an unauthorized rent increase by providing the landlord with a written demand to reduce the increase to an amount that complies with the rent increase limit.</p> <p><b>(5)</b> Revises the cause of action for damages against a landlord who violates the bill to specify that a tenant, a person acting on behalf of a tenant, or the Attorney General may bring an action in court to enforce compliance with the bill. Requires a court to award certain damages and reasonable attorneys' fees and costs to the tenant if the court finds that a landlord violated the bill.</p> <p><b>(6)</b> Removes the provision authorizing local governments to adopt policies, ordinances, or other regulations to enforce the bill.</p> <p><b>(7)</b> Expands the exemption from the rent increase limit for tenancies in certain owner-occupied duplexes to include triplexes and fourplexes.</p> <p><b>(8)</b> Removes the sections authorizing Consumer Protection Act enforcement of the bill.</p> <p><b>(9)</b> Specifies that for the 180-day notice requirement for rent increases in an amount of three percent or more, for a tenant whose lease or rental agreement was entered into or renewed before the effective date of the bill and whose tenancy is for a specified time, if the lease or rental agreement has more than 60 days but less than 180 days left before the end of the specified time, the landlord must provide written notice to the tenant a minimum of 60 days before the rent increase instead of 180 days.</p> <p><b>(10)</b> Specifies that the requirement that move-in fees and security deposits combined may not exceed one month's rent applies to leases or rental agreements entered into on or after the effective date of the bill.</p> <p><b>(11)</b> Specifies that the late fee provisions apply to leases or rental agreements entered into or renewed on or after the effective date of the bill.</p> <p><b>(12)</b> Revises the late fee provisions to add the word "consecutive" such that the limits on late fees apply during the second consecutive month, third consecutive month, and all subsequent consecutive months that the rent is past due.</p> <p><b>(13)</b> Revises the notice of rent increase requirement to remove references to "annual notice."</p>
568	Abbarno	Modifies the exemption from the rent and fee increase limit for new construction so that the exemption applies to tenancies in dwelling units where the first certificate of occupancy was issued 25 or less years before the date of the notice of the rent increase, instead of 10 or less years.

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566	Abell	Removes the prohibition on landlords to charge a higher rent or include terms of payment or other conditions in a rental agreement that are more burdensome to a tenant for a month-to-month rental agreement under the Residential Landlord-Tenant Act than for a rental agreement that is not month-to-month, or vice versa.
571	Abell	Exempts manufactured/mobile home communities that maintain common areas from the limitation on rent increases, and modifies the rent and fee increase notice form accordingly.
528	Barkis	Requires the Joint Legislative Audit and Review Committee to review the efficacy and impacts of the rent increase limit established in the bill and report its findings to the Legislature by December 1, 2031.
564	Barkis	Amends the definition of "rent" or "rental amount" in the Residential Landlord-Tenant Act and the Manufactured/Mobile Home Landlord-Tenant Act to add pet fees, screening fees, or application fees to the list of fees that are excluded from the definition of rent.
544	Barnard	Eliminates the limit on the amount of late fees a landlord may charge during the second consecutive month and all subsequent consecutive months that the rent is past due. Provides instead that such late fees are not subject to an upper monthly limit and are cumulative.
572	Burnett	Provides that combined late fees over consecutive months are cumulative under both the Residential Landlord-Tenant Act and the Manufactured/Mobile Home Landlord-Tenant Act.
552	Burnett	Removes the attorney general as someone who may bring an action in court to enforce compliance with the Residential Landlord-Tenant Act or the Manufactured/Mobile Home Landlord-Tenant Act, while still allowing the tenant or a person acting on behalf of a tenant to bring those actions.
542	Caldier	Provides that landlords are not required to use the model lease provisions regarding rent increases created by the Office of the Attorney General.
543	Caldier	Removes the provisions requiring a landlord under the Residential Landlord Tenant Act or the Manufactured/Mobile Home Landlord Tenant Act to provide a tenant with notice at least 180 days before the effective date of a rent increase of 3 percent or more.
540	Chase	Allows tenants to waive rights and agree to rent increases greater than those allowed under the rent above the amount allowed in the Residential Landlord-Tenant Act and the Manufactured/Mobile Home Landlord-Tenant Act.
567	Connors	Requires the Washington State Institute for Public Policy to conduct a study on the potential impacts that implementation of the act may have on the housing market and report to the Legislature on its findings by September 1, 2026.
537	Connors	Adds an exemption to the rent and fee increase limit for tenancies in manufactured/mobile home lots where the lot was first created within the last 10 years.
538	Connors	Removes the provision in the underlying striking amendment that allows a tenant to terminate a rental agreement when a landlord increases rent above the amount allowed in the Residential Landlord-Tenant Act and the Manufactured/Mobile Home Landlord-Tenant Act.
523	Dent	Shortens the 180-day notice requirement for rent and fee increases of three percent or more to a 90-day notice requirement in the Residential Landlord-Tenant Act. Modifies the Manufactured/Mobile Home Landlord-Tenant Act provisions related to landlord's duty to provide written notice of rent increases and: (1) Removes the 180-day notice requirement for rent and fee increases of three percent or more; and (2) restores current statutory requirement to notify the tenant in writing three months prior to the effective date of any increase in rent.
580	Dufault	Adds a contingent effective date for the bill and provides that the bill takes effect only if the Department of Commerce creates an online landlord resource center that meets all the requirements specified in the bill, including the requirement to distribute to landlords information about the landlord mitigation program, the low-income residential weatherization programs, and the model lease provisions that the bill requires the Attorney General to create and publish by January 1, 2026.
546	Dufault	Raises the rent and fee increase limit to seven percent plus the rate of inflation as measured by the change in the consumer price index for the Seattle-Tacoma-Bellevue metropolitan area over the last 12 months.
548	Dufault	Removes the exemption to the rent and fee increase limit for tenancies in dwelling units or manufactured/mobile home lots operated by public housing authorities; public development authorities; nonprofit organizations where maximum rents are regulated by other laws or local, state, or federal affordable housing program requirements; and certain other nonprofit entities. Removes the exemption to the rent and fee increase limit for tenancies in certain qualified low-income housing developments where the property is owned by any of the organizations described above.
549	Dufault	Removes the emergency clause and immediate effective date, and instead provides an effective date of March 1, 2026, for all sections of the bill except for the section requiring the Attorney General's Office to publish model lease provisions regarding rent and fee increases by January 1, 2026. Provides that the bill applies only to leases or rental agreements that are entered into or renewed on or after the effective date of the bill.

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550	Dufault	Adds an exemption to the rent and fee increase limit for tenancies in dwelling units for which the rent charged is an amount equal to or less than the small area fair market rent for the zip code in which the dwelling unit is located.
551	Dufault	Adds an exemption to the rent and fee increase limit that applies when the landlord has paid for improvements to a dwelling unit, manufactured/mobile home lot, or common areas for which the costs or the tenant's proportional share of the costs were greater than an amount equal to four months' rent, and the improvements were made during the 12 months immediately preceding the rent increase notice. Specifies that, for the purposes of this exemption, "improvements" do not include basic maintenance.
553	Dufault	Removes the exemption from the rent and fee increase limit for a one-time increase of no more than 10 percent at the time of first lease renewal after the transfer of a manufactured/mobile home lot rental agreement resulting from a former tenant's sale of the manufactured/mobile home. Adds an exemption from the rent and fee increase limit, and an exemption from the 180-day notice requirement for rent and fee increases of 3 percent or more, for any increases in rent within 16 months from the transfer of a manufactured/mobile home lot rental agreement resulting from a former tenant's sale of the manufactured/mobile home.
578	Dufault	Retains provisions prohibiting landlords from charging higher rent or including terms or conditions in a rental agreement that are more burdensome to a tenant for a month-to-month rental agreement than for a rental agreement where the term is longer than month-to-month, but provides authority for landlords to decline to renew a month-to-month rental agreement with 20 days notice to the tenant.
581	Dufault	Amends the definition of "rent" or "rental amount" in the Residential Landlord-Tenant Act and the Manufactured/Mobile Home Landlord-Tenant Act to include nonrecurring charges for costs incurred due to late payment, damages, deposits, delinquencies, legal costs, or other fees, including attorneys' fees and pet fees.
577	Dufault	Makes the opportunity to cure provision mandatory rather than optional by requiring a tenant to offer a landlord an opportunity to cure an unauthorized rent increase before the tenant may exercise the option to terminate the rental agreement. Removes references to other remedies or relief available under the Residential Landlord-Tenant Act, the Manufactured/Mobile Home Landlord-Tenant Act, and other laws.
559	Dufault	Modifies the prohibition on landlords reporting tenants to a tenant screening service for failure to pay rent that was unlawfully increased in violation of the Residential Landlord-Tenant Act or the Manufactured/Mobile Home Landlord-Tenant Act to specify that landlords may not report the tenant for failure to pay the portion of the tenant's rent that was unlawfully increased.
555	Dye	Requires, rather than permits, a tenant to offer the landlord an opportunity to cure a rent increase unauthorized under the bill by providing the landlord with a written demand to reduce the increase to an amount that complies with the limit created in the bill.
579	Engell	Provides that an action for alleged violations of the rent and fee increase limit, rent and fee notice requirements, tenant lease termination provisions, or other specified provisions must be commenced within one year from the date the tenant receives from the landlord a notice of any rent increase. Provides that a tenant who fails to bring an action within this one-year period waives the right to obtain any remedy under the bill for the alleged violations.
557	Graham	Requires the court to award attorneys' fees and costs to a landlord in an action alleging that the landlord has violated the rent and fee increase limit, rent and fee increase notice requirements, tenant lease termination provisions, or other specified provisions, if the landlord is found not to have violated such laws.
533	Jacobsen	Eliminates the mandatory award of damages equal to three months of any unlawful rent, fees, or other costs charged by a landlord in an action brought by a tenant to enforce compliance with the rent and fee increase notice requirements, tenant lease termination provisions, or other specified provisions.
573	Jacobsen	Prohibits cities or towns, code cities, and counties from enacting or creating new residential landlord-tenant ordinances, regulations, official controls, policies, or administrative practices for a period of five years following the effective date of the bill.
562	Jacobsen	Amends the definition of "rent" or "rental amount" in the Manufactured/Mobile Home Landlord-Tenant Act to include nonrecurring charges for costs incurred due to late payment, damages, deposits, delinquencies, legal costs, or other fees, including attorneys' fees and pet fees.
536	Keaton	Specifies that a tenant owes rent for the full month in which the tenant vacates a dwelling unit or a manufactured/mobile home lot when terminating a rental agreement under certain provisions related to rent increases.
522	Klicker	Allows a landlord to require move-in fees and security deposits combined: (1) in excess of one month's rent when taking adverse action to approve a tenant; and (2) in excess of one month's rent but less than two months' rent when a tenant has pets. Prohibits the landlord from requiring fees or deposits for approved assistance animals.
521	Ley	Revises the list of persons who have standing to bring an action in court to enforce compliance with specified provisions of the Residential Landlord Tenant Act and the Manufactured/Mobile Home Landlord Tenant Act to remove persons acting on behalf of a tenant (but retains standing for the tenant themselves and the Attorney General).

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545	Ley	Removes provisions providing for a private right of action by a tenant or person acting on behalf of a tenant for damages against a landlord who engages in violation of certain provisions specified in the bill, including the rent and fee increase limit.
576	Low	Provides that the move-in fees alone, rather than the move-in fees combined with security deposits, may not exceed one month's rent.
535	Manjarrez	Prohibits cities or towns, code cities, and counties from enacting or creating new ordinances, regulations, official controls, policies, or administrative practices that regulate any aspects of the residential landlord-tenant relationship regulated by the bill. Supersedes, preempts, and invalidates any such ordinances, regulations, official controls, policies, or administrative practices existing on or after the effective date of the bill, regardless of when they were enacted or created.
534	Manjarrez	Modifies provisions related to actions a tenant may take if a landlord increases rent above specified amounts and no exemption applies by removing references to remedies or relief available to the tenant under the Residential Landlord-Tenant Act, the Manufactured/Mobile Home Landlord-Tenant Act, or any other law.
563	Marshall	Provides that the bill expires July 1, 2027.
527	McClintock	Amends the definition of "rent" or "rental amount" in the Residential Landlord-Tenant Act to include nonrecurring charges for costs incurred due to late payment, damages, deposits, delinquencies, legal costs, or other fees, including attorneys' fees and pet fees.
532	McEntire	Modifies legislative findings by stating that the Legislature intends to enact rent control, instead of rent stabilization policies.
565	Mendoza	Removes the prohibition on landlords to charge a higher rent or include terms of payment or other conditions in a rental agreement that are more burdensome to a tenant for a month-to-month rental agreement under the Manufactured/Mobile Home Landlord-Tenant Act than for a rental agreement that is not month-to-month, or vice versa.
529	Penner	Removes the provisions making the creation of an online landlord resource center by the Department of Commerce and the publication of model lease provisions by the Office of the Attorney General subject to appropriated amounts for these specific purposes.
526	Santos	Allows eligible landlords with 20 or fewer dwelling units to apply for a property tax credit on an eligible property for the amount of maintenance and operating costs in excess of 7 percent between the prior two tax years.
569	Schmidt	Requires the Department of Commerce to create a landlord maintenance grant program to provide grants to landlords who have at least three but not more than 10 dwelling units for the purpose of making substantial improvements to the dwelling units.
525	Schmick	Modifies the notice requirements for rent increases under the Residential Landlord Tenant Act (RLTA) to require 90 day notice of rent increases of five percent or more, and reinstates current law notice requirements under the Manufactured/Mobile Home Landlord-Tenant Act (MHLTA) requiring three months notice of any rent increase following a term of rental agreement (as compared with the requirement in the underlying striker of 180 days notice of rent increases of three percent or more under both the RLTA and the MHLTA).
311	Springer	Modifies the exemption from the rent and fee increase limit for tenancies in certain qualified low-income housing developments by removing language that limited the exemption to those properties owned by a public housing authority, public development authority, certain nonprofit organizations, and certain nonprofit entities.
554	Steele	Removes provisions that provide a defense to eviction or other legal action to remove a tenant and recover possession of the premises for nonpayment of rent that was unlawfully increased.
574	Stuebe	Establishes a cap on late fees of 10 percent of the tenant's total delinquent rent owed (as compared with the fee caps established in the underlying striker of two percent in the first month past due, three percent in the second month past due, and five percent in the third or subsequent month past due, of the tenant's total rent per month).
539	Walsh	Provides that the bill expires July 1, 2035.
531	Waters	Removes the prohibition on a landlord charging a tenant any fines or fees for terminating a rental agreement pursuant to the provisions that authorize a tenant to terminate a rental agreement at any time before the effective date of a rent and fee increase if the increase is above the specified limit and is not authorized by an exemption. Provides instead that a landlord may charge a tenant an early termination fee.
530	Waters	Allows a landlord to require move-in fees and security deposits combined that do not exceed two months' rent (instead of one month's rent) if a tenant has any pets.
570	Ybarra	Allows landlords to provide electronic notice of rent increases to tenants.