



WashingtonLandlords.com HB 1217 Compliance Checklist

- [] Understand the Basics: HB 1217 caps most rent increases in Washington at 7% + CPI (up to a maximum of 10% annually).
- [] Review Lease Terms: Ensure your lease agreements align with HB 1217 requirements, especially regarding timing of increases.
- [] Track Lease Start Dates: Rent cannot be increased during the first 12 months of a tenancy.
- [] Provide Proper Notice: State law now requires at least 90 days' written notice for any rent increase (180 days in Seattle).
- [] Know the Exemptions: Determine if your property qualifies for exemption (e.g., new construction under 12 years old, owner-occupied 2-4 units).
- [] Stay Compliant in Seattle: Follow additional local rules, including EDRA for 10%+ increases and the Carl Haglund Law maintenance standards.
- [] Document Everything: Keep detailed records of notices, rent amounts, and communications to avoid disputes.
- [] Consult Professionals: Work with a property manager or attorney to ensure your rent increases and lease renewals follow the law.
- [] Educate Your Tenants: Proactive communication helps avoid misunderstandings and builds trust.
- [] Plan for the Future: Consider the impact of annual limits when setting renewal rates and long-term investment strategy.

Disclaimer: This checklist is for informational purposes only and does not constitute legal advice. Landlords should consult official state and local regulations or a qualified attorney to ensure full compliance with HB 1217 and any applicable municipal laws.

Need help staying compliant? VerraTerra Property Management specializes in helping Western Washington landlords navigate changing laws, minimize vacancy, and maximize rental income. See more at www.verraterra.com