

M/MHLTA Rent and Fee Increase Notice to Tenants

This notice is required by Washington state law to inform you of your rights regarding rent and fee increases. Your rent amount includes all recurring or periodic charges, sometimes referred to as rent and fees, identified in your rental agreement for the use and occupancy of your manufactured / mobile home lot.

Washington state limits how much your landlord can raise your rent and other recurring or periodic charges.

Your landlord can raise your rent and other recurring or periodic charges once every 12 months by up 5%.

Your landlord is not required to raise the rent.

Your landlord may be exempt from the 5% rent increase limit. If your landlord claims an exemption, your landlord is required to include supporting facts with this notice.

Your landlord must properly and fully complete the form below to notify you of any increase in rent or other recurring or periodic charges and any exemptions claimed.

Your landlord _____ intends to:

- ☐ Raise your rent and/or other recurring or periodic charges. Your total increase for rent or other recurring or periodic charges effective on (date) _____ will be _____% per month, which total an additional \$_____ per month, for a new total amount of \$_____ per month for rent and other recurring or periodic charges.

This increase is allowed by state law and is (*landlord must check one*):

- ☐ a lower increase than the maximum allowed by state law
- ☐ the maximum allowed by state law
- ☐ authorized by an exemption under RCW 59.20. If the increase is authorized by an exemption, your landlord must fill out the section of the form below.

Exemptions claimed by landlord

I, _____, certify that I am allowed under Washington state law to raise your rent and other recurring or periodic charges by _____%, which is more than the maximum otherwise allowed by state law, because I am claiming the following exception under RCW 59.20 (*landlord must check one*):

- ☐ You live in 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 by RCW 82.45.010, where the property is owned by a public housing authority, public development authority, or nonprofit organization.

(The landlord must include facts or attach documents supporting this exemption).

- ☐ 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 5% 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 home owners in your manufactured / mobile home community.

(The landlord must include facts or attach documents supporting this exemption).

- ☐ 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 to 5%. **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.**

(The landlord must include facts or attach documents supporting this exemption, including evidence that proper notice of this one-time increase option was provided to you prior to the final transfer of the rental agreement).



Agent/Owner signature

Date