

Rent and Fee Increase Notice

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.

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 to 10% or 7% of the consumer price index, whichever is less.

Your landlord is not required to raise the rent.

Your landlord may be exempt from the 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 of RCW 59.18. 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 59.18 *(landlord must check one)*:

- The first certificate of occupancy for your dwelling unit was issued on *(date)* _____, which is 12 or less years before the date of this increase of rent increase notice.

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

- You live in a dwelling unit owned by a public housing authority, public development authority, or non profit organizations where maximum rents are regulated by other local or state laws or federal affordable housing program requirements, or a qualified low-income housing development (defined in RCW 85.45.010).

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

- [] 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.

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

- [] 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.

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

- [] You live in a single-family owner-occupies residence in which the owner-occupant rents or leases no more than 2 units or bedrooms, including, but not limited to, an attached or detached accessory dwelling unit.

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

- [] 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.

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

▶ _____
Agent/Owner signature

_____ Date