

King County Landlord-Tenant Law

Quick Reference

This convenient quick-reference list of local King County, Washington landlord-tenant laws is far from exhaustive. Also, landlord-tenant law is rapidly changing. State and federal laws also apply. Consult with an attorney for information and advice about your circumstances.

Auburn

Just cause eviction ordinance.

Must serve Notice of Resources when serving unlawful detainer notices.

Burien

Moratorium extended through January 15, 2022. Grounds for eviction include health/safety, intent to occupy, intent to sell. All grounds must include affidavit. For health/safety affidavit must describe with particularity.

Just cause eviction ordinance, similar to Seattle.

Must serve Notice of Resources when serving unlawful detainer notices.

Kenmore

Defense to unlawful detainer action if unpaid rent became due during the public health emergency and was unpaid because of a substantial reduction in household income or substantial increase in expenses resulting from COVID.

All notices demanding rent that accrued during the public health emergency (not merely through the end of the local moratorium) must have mandatory additional language.

Kirkland

Defense to unlawful detainer action if unpaid rent became due through September 30, 2021 (somewhat ambiguous language could be read to mean through state of emergency) and was unpaid because of a substantial reduction in household income or substantial increase in expenses resulting from COVID.

All notices demanding rent that accrued during the public health emergency (not merely through the end of the local moratorium) must have mandatory additional language.

Federal Way

Good cause eviction ordinance.

Mandatory additional language required on notices.

Seattle

Moratorium (applies to both residential and commercial properties) extended through January 15, 2022. Eviction only for health/safety grounds.

Repayment plans required for both residential and commercial tenancies.

Just cause eviction ordinance.

Winter eviction ban, school-year eviction ban, roommate eviction ban.

Mandatory additional language required on notices.

Unincorporated King County

Repayment plans required for both residential and commercial properties.

Just cause eviction ordinance requires 30 days' notice for all grounds, although ordinance language is less than perfectly consistent.

Mandatory additional language required on pay or vacate notices.