



Opening doors to a better life

HB 1217 Rent Stabilization Fact Sheet and FAQ

Effective Immediately – Signed May 7, 2025

Prepared by the Washington State Housing Finance Commission (WSHFC)

House Bill 1217 (HB 1217) is a bill that amends the current Residential Landlord-Tenant Act and the Manufactured/Mobile Home Landlord-Tenant Act to create statewide rent stabilization. The new legal requirements apply to most market-rate rental housing, limiting how much and how often rent can increase, standardizing how rent is charged between lease types, and increasing the notice period landlords must give before raising rent.

Key Changes Under HB 1217

Change	What It Means
Caps on Rent Increases	After the first year of tenancy, landlords may raise rent by no more than 7% + CPI (inflation)*, or 10% max — whichever is lower - during any 12-month period of tenancy. Note: The cap for Manufactured/Mobile Homes is 5%
No Rent Increase in Year 1	Rent cannot be increased during the first 12 months of the lease.
Lease Type Parity	A landlord cannot charge more than a 5% difference between a month-to-month lease and a fixed-term lease for the same unit.
90-Day Notice Period	Rent increases must be given at least 90 days in advance (increased from 60 days). Please Note: Cities/counties have their own discretionary notice period for rent increases. HB 1217 now makes the 90-day notice period the minimum. Please check with your city/county policies regarding noticing periods for more information.
Tenant Protections	Tenants may cancel a lease early or take legal action if rent is increased unlawfully.

*The Consumer Price Index (CPI) is often used as a measure of inflation.



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Frequently Asked Questions (FAQ) about HB 1217

Q. Does this law apply to the property I own or live in as a tenant?

A. Depending on the type of property, different parts of the law may apply. Note that even if the property is exempt from a requirement, the owner must still document in the rent increase notice the facts supporting the reason the property is exempt.

All landlords – regardless of property type - must provide 90 days' written notice of a rent increase, unless the unit receives Section 8 assistance.

Properties that are exempt from Rent Increase Caps:

- LIHTC (Tax Credit) Properties with an active regulatory agreement. See the excel list here <https://wshfc.org/managers/resources.htm>
- Affordable rental housing owned by a nonprofit organization, public housing authority, or public development authority
- Rental properties built within the last 12 years that have a Certificate of Occupancy (referred to as a "C of O" or a "TCO") within that timeframe.
- Owner-occupied residences, including duplexes/triplexes/fourplexes (that are owned by individuals or couples, not owned by a corporation.)

Q. If I'm a property owner or manager and my property is exempt from these requirements, do I have to do anything?

A. Yes. If exempt, the landlord's 90-day rent increase notice must also explain why they are raising the rent. Check out the Rent and Fee Increase Notice to Tenants on the Department of Commerce's website here: [RENT AND FEE INCREASE NOTICE TO TENANTS - RLTA \(1\).docx](#) | [Powered by Box](#)

Q. Who calculates the maximum annual rent increase percentage?

A: The Washington State Department of Commerce calculates the allowable rent increase each year and publishes the information on their website and in a press release. You can also find this information in the Landlord Resource Center managed by the Department of Commerce.



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Q: Where can I find more information?

A: For questions about rent caps and additional information on HB 1217, visit: [**HB 1217 Landlord Resource Center – Washington State Department of Commerce**](#)
Email. HousingPolicy@Commerce.wa.gov

Commerce is also creating a Landlord Resource Center and a public FAQ. We recommend checking their site for official guidance.

Q. Who enforces HB 1217?

A. The Washington State Attorney General's Office enforces the law under the Consumer Protection Act. For questions about enforcement of the law contact:

Washington State Attorney General's Office

- **Main Office:** 360-753-6200
[General Contact Form](#)

Q. What about rental properties that are monitored by WSHFC?

A. It depends on whether the property was financed by the Low-Income Housing Tax Credit (LIHTC) or by bonds only. However, **EVERYONE** must follow the appropriate noticing requirements (both state law minimum and local city/county).

- **Low-Income Housing Tax Credit (LIHTC) properties:** Exempt from the provisions in Section 101 of the bill regarding rent increases.

For Questions on How LIHTC rents are set: <https://www.wshfc.org/Managers/Map.aspx>

Bond-financed only properties: If a bond-only property does not have any rent restrictions, then the property must follow **all** new requirements. However, if the bond-only property owner is a non-profit organization, then the property is exempt from the increase requirements (even if there are no rent restrictions at the property).

If you have any other questions about a WSHFC monitored property, you can contact Asset Management & Compliance (AMC) through our Contact Us page: [WSHFC Asset Management & Compliance – Contact Us](#)



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Please note: Questions about rent caps, enforcement, or statutory interpretation should be directed to the Department of Commerce or the Attorney General's Office, as noted above.

Q. What Should Property Managers and Owners Do?

A. We recommend that all managers and owners:

- Know your exemption status.
- Provide written 90-day notices (including increase explanation) for any rent increases (unless the tenant has a Section 8 voucher).

Please Note: Cities/Counties have their own discretionary notice period for rent increases. HB 1217 now makes the 90-day notice period **the minimum. Please check with your city/county policies regarding noticing periods.*

- Include exemption documentation if applicable.
- Be mission-aligned: Avoid increases that aren't tied to real operating costs, even if a property is exempt from the rent caps.

What the Commission is asking of owners and managers:

We're committed to consistent, transparent, communication with residents, owners, and managers alike. Please:

- Use plain language when communicating with residents
- Refer rent cap or enforcement questions to Department of Commerce
- Ensure transparency and stability in your rent-setting practices

Resources

- Read [HB 1217 Bill Report](#)
- [HB 1217 Landlord Resource Center – Washington State Department of Commerce](#)
- WA Attorney General – Consumer Protection [Washington State | Office of the Attorney General](#)