

Washington Rent Increase Notice Laws: How Much Notice to Give

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: <https://www.generationadvisory.com/laws/washington-rent-increase-notice>

Washington landlords must give at least 90 days of written notice before a rent increase, and an increase cannot take effect before a fixed term ends. Increases are also limited by the statewide cap adopted in 2025.

Key points

- Landlords must give at least 90 days of written notice before a rent increase, and an increase cannot take effect before a fixed term ends.
- For subsidized tenancies where rent is based on household income, the notice period is 30 days.
- No rent increase is allowed during the first 12 months of a tenancy, and after that increases are capped statewide, with exemptions for units whose first certificate of occupancy is 12 years old or newer, some owner occupied homes and certain public or nonprofit housing.
- A landlord may not raise rent, reduce services or start an eviction in retaliation for a tenant's good faith complaint or use of legal rights, and action soon after a complaint is presumed retaliatory.

Washington at a glance

Rule	Washington	Law
Notice before a rent increase	Landlords must give at least 90 days of written notice before a rent increase, and an increase cannot take effect before a fixed term ends.	RCW 59.18.140
Notice before a rent increase	For subsidized tenancies where rent is based on household income, the notice period is 30 days.	RCW 59.18.140
Statewide cap on increases	No rent increase is allowed during the first 12 months of a tenancy, and after that increases are capped statewide, with exemptions for units whose first certificate of occupancy is 12 years old or newer, some owner occupied homes and certain public or nonprofit housing.	RCW 59.18.700 and RCW 59.18.710

Rule	Washington	Law
Retaliation protection	A landlord may not raise rent, reduce services or start an eviction in retaliation for a tenant's good faith complaint or use of legal rights, and action soon after a complaint is presumed retaliatory.	RCW 59.18.240 and RCW 59.18.250

Mistakes to avoid

- Raising rent during a fixed term without a clause that allows it.
- Sending the notice by text or email when the lease or the law calls for written delivery another way.
- Increasing rent right after a repair request or complaint.
- Not keeping proof of when the notice was delivered.

Verify current law

Laws named in this summary:

- RCW 59.18.140
- RCW 59.18.700 and RCW 59.18.710
- RCW 59.18.240 and RCW 59.18.250
- RCW 59.18.700

Official sources:

- Revised Code of Washington (Washington State Legislature): <https://app.leg.wa.gov/rcw/>
- Washington State Department of Commerce: HB 1217 landlord resource center: <https://www.commerce.wa.gov/housing-policy/hb1217-landlord-resource-center/>
- Washington Courts: <https://www.courts.wa.gov/>

General information, not legal advice. Check current law and talk to a Washington attorney before you act. Last reviewed October 29, 2026.