

CHAPTER 108.

[S. B. 50.]

LIENS FOR RENT.

AN ACT relating to liens for rent and amending Section 1 of Chapter 165 of the Laws of 1917.

Be it enacted by the Legislature of the State of Washington:

SECTION 1. That section 1 of chapter 165 of the Laws of 1917, pages 769-770, (section 1203-1 of Remington's Compiled Statutes; section 9677 of Pierce's 1919 Code) be amended to read as follows:

§ 1, Ch. 165,
L. 1917;
§ 1203-1,
Rem. Stats. ;
§ 9677,
Pierce's
1919 Code.

Section 1. Any person to whom rent may be due, his executors, administrators, or assigns, shall have a lien for such rent upon personal property which has been used or kept on the rented premises by the tenant, except property of third persons delivered to or left with the tenant for storage, repair, manufacture, or sale, or under conditional bills of sale duly filed, and such property as is exempt from execution by law. Such liens for rent shall be paramount to, and have preference over, all other liens except liens for taxes, general and special liens of labor, and liens of mortgages duly recorded prior to the tenancy. Such liens shall not be for more than two months' rent due or to become due, nor for any rent or any installment thereof which has been due for more than two months at the time of the commencement of an action to foreclose such liens; no writing or recording shall be necessary to create such lien; and if such property be removed from the rented premises and not returned to the owner, agent, executor, administrator, or assign, said lien shall continue and be a superior lien on the property so removed for ten days from the date of its removal, and said lien may be enforced against the property wherever found. In the event the property contained

Lien for
rent.
What prop-
erty subject.

Priority.

Extent of
lien.

Lienor's
right of sub-
rogation if
property de-
stroyed.

Act not ap-
plicable to
home or
residence.

in the rented premises be destroyed by fire or other elements, the lien shall extend to any money that may be received by the tenant as indemnity for the destruction of said property, nor shall the lien be lost by the sale of the said property, except merchandise sold in the usual course of trade or to purchasers without notice of the tenancy. The provisions of this act shall not apply to, nor shall it be enforced against, the property of tenants in dwelling houses or apartments or any other place that is used exclusively as a home or residence of the tenant and his family.

Passed the Senate February 2, 1927.

Passed the House January 31, 1927.

Approved by the Governor February 8, 1927.

CHAPTER 109.

[S. B. 54.]

LOCAL IMPROVEMENTS IN CITIES AND TOWNS.

AN ACT relating to local improvements in cities and towns, and amending and repealing certain acts and parts of acts in relation thereto.

Be it enacted by the Legislature of the State of Washington:

§ 12, Ch. 98,
L. 1911;
§ 9363, Rem.
Stats.;
§ 1000,
Pierce's
1919 Code.

SECTION 1. That section 12 of chapter 98 of the Laws of 1911, pages 445-446, (section 9363 of Remington's Compiled Statutes; section 1000 of Pierce's 1919 Code) be amended to read as follows:

Limit of
assessment.

Section 12. The council or other legislative body shall have jurisdiction to proceed with any such improvement initiated by petition or resolution: *Provided*, That in any city of the first class it appears from the certificate of the board, officer, or authority designated by charter or ordinance to determine the same that the proportion of the estimated cost and