

CHAPTER 263

[Substitute Senate Bill No. 3637]

MUNICIPAL CORPORATION BOND ISSUES—DECLARATORY JUDGMENTS

AN ACT Relating to declaratory judgments on bond issues; amending section 1, chapter 153, Laws of 1939 and RCW 7.25.010; amending section 2, chapter 153, Laws of 1939 and RCW 7.25.020.

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

Sec. 1. Section 1, chapter 153, Laws of 1939 and RCW 7.25.010 are each amended to read as follows:

Whenever the legislative or governing body of any county, city, school district ((or)), other municipal corporation ((or)), taxing district, or any agency, instrumentality, or public corporation thereof shall desire to issue bonds of any kind and shall have passed an ordinance or resolution authorizing the same, the validity of such proposed bond issue may be tested and determined in the manner provided in this chapter.

Sec. 2. Section 2, chapter 153, Laws of 1939 and RCW 7.25.020 are each amended to read as follows:

A complaint shall be prepared and filed in the superior court by such county, city, school district ((or)), other municipal corporation ((or)), taxing district, or agency, instrumentality, or public corporation thereof setting forth such ordinance or resolution and that it is the purpose of the plaintiff to issue and sell bonds as stated therein and that it is desired that the right of the plaintiff to so issue such bonds and sell the same shall be tested and determined in said action. In said action all taxpayers of such taxing district shall be deemed to be defendants and shall be named in the title of said action as defendants with the words "The Taxpayers of . . . . . (naming the taxing district), Defendants." Upon the filing of the complaint the court shall, upon the application of the plaintiff, enter an order naming one or more taxpayers of such taxing district upon whom service in said action shall be made as the representative of all taxpayers of said district, except such as may intervene as herein provided, and in such case the court shall fix and allow a reasonable attorney's fee in said action to the attorney who shall represent the representative taxpayer or taxpayers as aforesaid, and such fee and all taxable costs incurred by such representative taxpayer or taxpayers shall be taxed as costs against the plaintiff: PROVIDED, That if the taxpayer or taxpayers appointed by the court shall default, the court shall appoint an attorney who shall defend said action on behalf of all taxpayers, and such attorney shall be allowed a reasonable fee and taxable costs to be taxed against the plaintiff: PROVIDED FURTHER, That any

taxpayer may intervene in such action and be represented therein by his own attorney.

Passed the Senate April 23, 1983.

Passed the House April 20, 1983.

Approved by the Governor May 17, 1983.

Filed in Office of Secretary of State May 17, 1983.

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CHAPTER 264

[Substitute Senate Bill No. 3640]

LANDLORD-TENANT—UNLAWFUL DETAINER—PROPERTY  
DESTRUCTION—DAMAGES—RENTAL AGREEMENTS—RENT  
PROCEDURES—DEPOSITS—EVICTIONS—ADDITIONAL REMEDIES

AN ACT Relating to residential landlord-tenant relationships; amending section 1, chapter 106, Laws of 1953 and RCW 59.12.030; amending section 5, chapter 96, Laws of 1891 as last amended by section 1, chapter 26, Laws of 1911 and RCW 59.12.040; amending section 13, chapter 207, Laws of 1973 1st ex. sess. and RCW 59.18.130; amending section 23, chapter 207, Laws of 1973 1st ex. sess. and RCW 59.18.230; amending section 26, chapter 207, Laws of 1973 1st ex. sess. and RCW 59.18.260; amending section 28, chapter 207, Laws of 1973 1st ex. sess. and RCW 59.18.280; amending section 31, chapter 207, Laws of 1973 1st ex. sess. and RCW 59.18.310; amending section 24, chapter 207, Laws of 1973 1st ex. sess. and RCW 59.18.240; amending section 25, chapter 207, Laws of 1973 1st ex. sess. and RCW 59.18.250; amending section 34, chapter 207, Laws of 1973 1st ex. sess. and RCW 59.18.340; and adding new sections to chapter 59.18 RCW.

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

Sec. 1. Section 1, chapter 106, Laws of 1953 and RCW 59.12.030 are each amended to read as follows:

A tenant of real property for a term less than life is guilty of unlawful detainer either:

(1) When he holds over or continues in possession, in person or by subtenant, of the property or any part thereof after the expiration of the term for which it is let to him. When real property is leased for a specified term or period by express or implied contract, whether written or oral, the tenancy shall be terminated without notice at the expiration of the specified term or period;

(2) When he, having leased property for an indefinite time with monthly or other periodic rent reserved, continues in possession thereof, in person or by subtenant, after the end of any such month or period, when the landlord, more than twenty days prior to the end of such month or period, has served notice (in manner in RCW 59.12.040 provided) requiring him to quit the premises at the expiration of such month or period;

(3) When he continues in possession in person or by subtenant after a default in the payment of rent, and after notice in writing requiring in the alternative the payment of the rent or the surrender of the detained premises, served (in manner in RCW 59.12.040 provided) in behalf of the person entitled to the rent upon the person owing it, has remained uncomplished with