

Tenant Name:  
Leasehold Address:

### **RENT AND FEE INCREASE NOTICE TO TENANTS (MHLTA)**

This notice is required by Washington state law to inform you of your rights regarding rent and fee increases. Your rent or rental amount includes all recurring and periodic charges, sometimes referred to as rent and fees, identified in your rental agreement for the use and occupancy of your manufactured/mobile home lot. Washington state limits how much your landlord can raise your rent and any other recurring or periodic charges for the use and occupancy of your manufactured/mobile home lot.

(1) Your landlord can raise your rent and other recurring or periodic charges once every 12 months by up to five percent, as allowed by section 201 (Chapter 209, Laws of 2025 (WA)) of this act. Your landlord is not required to raise the rent or other recurring or periodic charges by any amount.

(2) Your landlord may be exempt from the five percent limit on increases for rent and other recurring or periodic charges for the reasons described in section 202 (Chapter 209, Laws of 2025 (WA)) of this act. If your landlord claims an exemption, your landlord is required to include supporting facts with this notice.

(3) Your landlord must properly and fully complete the form below to notify you of any increases in rent and other recurring or periodic charges and any exemptions claimed.

Your landlord, \_\_\_\_\_, intends to (check one of the following):

☐ Raise your rent and/or other recurring and periodic charges: Your total increase in rent and other recurring or periodic charges effective (\_\_\_\_) will be (\_\_\_\_%), which totals an additional (\$\_\_\_\_) per month, for a new total amount of (\$\_\_\_\_) per month for rent and other recurring or periodic charges.

This increase in rent and/or other recurring and periodic charges is allowed by state law and is (check one of the following):

☐ A lower increase than the maximum allowed by state law.

☐ The maximum increase allowed by state law.

☐ Authorized by an exemption under section 202 (Chapter 209, Laws of 2025 (WA)) of this act. If the increase is authorized by an exemption, your landlord must fill out the section of the form below.

## EXEMPTIONS CLAIMED BY LANDLORD

I, \_\_\_\_\_, certify that I am allowed under Washington state law to raise your rent and other recurring or periodic charges by (\_\_\_\_%), which is more than the maximum increase otherwise allowed by state law, because I am claiming the following exemption under section 202 (Chapter 209, Laws of 2025 (WA)) of this act (check one of the following):

☐ You live on a manufactured/mobile home lot owned by a public housing authority, public development authority, or nonprofit organization where maximum rents are regulated by other laws or local, state, or federal affordable housing program requirements, or a qualified low-income housing development as defined in RCW 82.45.010, where the property is owned by a public housing authority, public development authority, or nonprofit organization. (The landlord must include facts or attach documents supporting the exemption.)

☐ You live in a manufactured/mobile home community that was purchased during the past 12 months by an eligible organization as defined in RCW 59.20.030 whose mission aligns with the long-term preservation and affordability of your manufactured/mobile home community, so the eligible organization may increase the rent and other recurring or periodic charges for your manufactured/mobile home community in an amount greater than allowed under section 201 (Chapter 209, Laws of 2025 (WA)) of this act as needed to cover the cost of purchasing your manufactured/mobile home community if the increase is approved by vote or agreement with the majority of the manufactured/mobile home owners in your manufactured/mobile home community. (The landlord must include facts or attach documents supporting the exemption.)

☐ Your manufactured/mobile home lot rental agreement is up for first renewal after it was transferred to you under RCW 59.20.073, so your landlord is allowed to make a one-time increase to your rent and other recurring or periodic charges in an amount not limited by section 201 (Chapter 209, Laws of 2025 (WA)) of this act. In order to exercise this one-time increase option, the landlord must have provided you with notice of this option prior to the final transfer of the rental agreement to you. (The landlord must include facts or attach documents supporting the exemption, including evidence that proper notice of this one-time increase option was provided to you prior to the final transfer of the rental agreement.)

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
LANDLORD / AUTHORIZED AGENT

EMS/jmw/sb

Enclosure