

Instructions for Landlord's Notice to Enter

The Washington Residential Landlord-Tenant Act is silent about how to serve notice to enter.

The notice must be in writing. The landlord must give 48 hours notice to enter to inspect, and 24 hours to exhibit.

The notice must give a time or a window of time within which the inspection or exhibition will occur. The notice must give a phone number the tenant may call to object.

Although the notice calls for the tenant to contact the landlord if they object to entry, do not enter if the tenant objects only after you arrive with a vendor or prospective renter or purchaser.

A residential tenant is subject to \$100 per violation if the tenant unreasonably denies entry.

For rights and remedies in a commercial tenancy check the terms of the lease.

As always, this short set of instructions is not a substitute for legal advice. For advice about your particular circumstances, please consult with an attorney.

These instructions are not part of the notice form, and there is no need to serve these instructions on the tenant.

TO: _____
_____ # _____
_____ WA. _____ COUNTY: _____

NOTICE TO ENTER

This notice is to advise you that the landlord/agent wishes to enter the premises at the date and time listed below to inspect the premises, make necessary or agreed repairs, alterations, or improvements, supply necessary or agreed services, and/or exhibit the dwelling unit to prospective or actual purchasers, mortgagees, tenants, workers, or contractors.

_____ at or between: _____
(Date) (Time)

Unless we hear from you to the contrary, we will presume we have your full permission to enter the dwelling unit at that time. Thank you for your cooperation in this matter.

Dated : _____

OWNER or Agent: _____

Pone number _____

NOTICE TO ENTER (RCW 59.18.150(1))