

Instructions to Give Notice to Enter Rental Property

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

The landlord must give 48 hours written notice to enter to inspect, and 24 hours written notice to exhibit. The notice must give a phone number that the tenant may call to object or reschedule.

Although the notice calls for tenants to contact the landlord if they object to entry, do not enter if the tenant objects even if 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. It is not necessary to serve these instructions on the tenant.

Notice of Intent to Enter

TO: _____

AND ALL OTHERS OCCUPYING THE PROPERTY LOCATED AT:

_____, Washington 98_____

YOU ARE NOTIFIED that the landlord intends to enter the property

on _____, 20_____

at or between the hours of _____

for the purpose of

_____.

It is illegal for a residential tenant to unreasonably withhold consent for the landlord to enter into the dwelling unit in order to:

- inspect the premises
- make necessary or agreed repairs, alterations, or improvements
- supply necessary or agreed services, or
- exhibit the dwelling unit to prospective or actual purchasers, mortgagees, tenants, workers, or contractors.

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A tenant who unreasonably withholds consent for the landlord to enter may be liable for up to \$100.00 for each violation plus court costs and attorneys' fees. RCW 59.18.150.

If you have a reasonable basis to object to entry at this time and date, please contact your landlord or landlord's agent to arrange a more convenient appointment. Otherwise, your landlord or landlord's agent may assume they may enter for the stated purposes.

DATED: _____.

Signature of landlord or landlord's agent
Print Name: _____
Phone number
