



I live in a manufactured/mobile home park. Can the park owner/landlord raise the rent, and by that much?

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- ❖ If your landlord is threatening to evict you, you can apply for help online at nwjustice.org/apply-online, or by calling the Eviction Defense line at 1-855-657-8387. Interpreters available in all languages.
 - ❖ You can find all the fact sheets we link to here at WashingtonLawHelp.org.
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Should I read this?

Yes, if you own your manufactured/mobile home and rent a space in Washington State where 2 or more manufactured/mobile homes and/or permanently installed RVs or trailers are renting spaces.

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- ❖ A “permanently installed RV or trailer” might include additions like built on porches, trailer skirting, and other fixtures that show long-term permanence.
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Who should *not* read this?

If you are renting the place where you live and you do not live in a mobile home park, this fact sheet does not apply to you. You should read [Can my landlord raise my rent? And by how much?](#) instead.

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- ❖ A **manufactured/mobile home park** is any land rented out for **2 or more** manufactured/mobile homes and/or permanently installed RVs or trailers.
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What will you learn from reading this?

- Whether and when the landlord can raise the rent
- What options you might have, and where to get legal help



I recently got a 90-Day Notice of a rent increase. Is it legal for the landlord to raise my rent?

Yes, but the landlord must give you at least 3 months' (90 days') notice before raising the rent.

- **If the rental term is one year**, the landlord can only raise the rent at the end of the term. You can read the law about this at [RCW 59.20.090\(2\)](#). **Example:** Your lease is up on January 1. Your landlord wants to raise the rent starting then. The landlord must have given you the notice by October 1.
- **If the rental term is month-to-month**, the landlord can raise the rent at the end of any month, **after** giving 3 months' written notice. **Example:** Your landlord wants to raise the rent starting October 1. The landlord must have sent you the notice by July 1.

Can my landlord send me the rent increase notice by text or email?

No. The notice must be written on paper. Your landlord cannot simply text or email you 90 days before they raise your rent and demand that you pay a new amount.

The rent increase notice I got gave me only 30 days advance written notice. Do I still have to pay the new amount?

State law at [RCW 59.20.090\(2\)](#) clearly states that the landlord must give you 3 months' notice. If you get a rent increase notice that gives you less time, talk to a lawyer right away. See contact info below.

I'm in the middle of a lease or written contract with my landlord. I just got a notice of rent increase. Do I need to pay the new amount?

No. If your contract or written lease was for a certain amount of rent per month, your landlord cannot try to raise your rent during the middle of the contract. Your landlord must wait until 3 months from the end of your lease.

Example: Your contract ends on December 31. Your landlord needs to have notified you by October 1.

My landlord is raising my rent more than \$200 per month. Is this legal?

Unfortunately, yes. There is no rent control in Washington state.

You can try to negotiate with the landlord not to raise the rent for a certain period. **If you and the landlord do agree to this, try to get it in writing.**

I cannot afford the rent increase my landlord sent me. What can I do?

If it would help, you can try asking the landlord to change the date your rent is due. Read [Can I change the date my rent is due](#) to learn more.

You might also have other options. Ask a lawyer if the [Washington Law against Discrimination \(RCW 49.60\)](#) or the [Fair Housing Act \(starting at 42 U.S.C. 3601\)](#) can help you at all. See contact info below.

I complained about my landlord not repairing my rental. Then the landlord raised my rent. Is this retaliation?

Maybe. If your landlord raised the rent within 120 days of legal action you took against the landlord, and did not give you good reason for the rent increase, it may count as retaliation and be illegal. Talk to a lawyer right away.

Get Legal Help

- **Facing Eviction?** Call 1-855-657-8387.
- **Apply online** with [CLEAR*Online](#)
- **Facing Foreclosure?** Call 1-800-606-4819.
- **Facing a legal issue in King County** (other than Eviction or Foreclosure)? Call 2-1-1 (or toll-free 1-877-211-9274) weekdays 8:00 am - 6:00 pm. They will refer you to a legal aid provider.
- **Facing a legal issue outside of King County** (other than Eviction or Foreclosure)? Call the CLEAR Hotline at 1-888-201-1014 weekdays between 9:15 am - 12:15 pm or [Apply Online](#)

- **Seniors (age 60 and over)** with a legal issue outside of King County can also call CLEAR*Sr at 1-888-387-7111.

Deaf, hard of hearing or speech impaired callers can call any of these numbers using the relay service of your choice.

Interpreters provided.

This publication provides general information concerning your rights and responsibilities. It is not intended as a substitute for specific legal advice.

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