

2026 Legislative Update

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This year saw quite a few residential housing bills pass the Legislature, but the individual changes from each bill are relatively small. All changes in this update take effect June 11, 2026, unless noted otherwise.

HB 2664: Fixing Service of Notices

Later this year, certified mail will no longer be required for service of violation notices, termination notices, (formal) lease renewal offers, and rent increases. The regular mail requirement will return. The manner a notice must be mailed depends on the effective date of the notice. A rent increase notice sent March 25 that goes into effect July 1, 2026, should be sent regular mail because the effective date of the notice is after June 11. A pay or vacate notice sent March 25 with a compliance deadline of April 8, 2026, should be sent certified mail because its effective date is before June 11.

HB 2452 simplifying service of rent increase notices to manufactured housing community residents does not apply to residential tenancies.

Until June 11, 2026, we recommend serving notices by both regular and certified mail.

SB 5937: Smart Access Devices (effective January 1, 2027)

Beginning in January, housing providers who utilize “Smart access systems” at a building must provide additional disclosures and privacy protections to their residents. A smart access system means a key fob, phone application, or any other unique identifying technology. It does not include traditional shank-type keys or manual entry keypads. All housing providers using smart access systems must develop and provide a privacy policy meeting certain requirement. Providers who use biometric technologies as keys must also provide an alternative key type that does not use biometric identifiers on request.

SB 6200: Cooling Devices

Housing providers may not prohibit residents from installing portable cooling devices in a unit unless installation will (a) violate a law; (b) violate the device manufacturer's recommendations; (c) cause unreasonable damage; (d) require electricity beyond what can currently be supplied where needed; or (e) prevent locking a window “accessible from the outside.” Residents must provide two days’ advance notice of their intent to install cooling. Residents may not install portable cooling if the unit already has a permanently installed heat pump. Housing providers are not prohibited from requiring an additional deposit or performing inspections but any such prerequisites should be included in advance via the resident’s lease or an addendum.

SB 6237 requires housing providers to include certain flood disclosures in leases signed in January or thereafter.

SB 6091 prohibits licensed real estate brokers from listing residential rentals and sales to an exclusive group unless it is concurrently listed to the general public and all brokers.

This is a summary only, not a substitute for individual legal advice. Not all requirements of bills are covered.



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