

Executive Summary: Health Impact Review of SSB 5160

SSB 5160, Addressing landlord-tenant relations by providing certain tenant protections during and after public health emergencies, providing for legal representation in eviction cases, and authorizing landlord access to state rental assistance programs
(2021 Legislative Session)

Evidence indicates that specified provisions in [SSB 5160](#) have the potential to decrease evictions, which would improve health and decrease health inequities for multiple groups of tenants.

BILL INFORMATION

Sponsors: Kuderer, Lias, Conway, Das, Lovelett, Saldaña, Wilson, C.

Summary of Bill:

Full details about the provisions of this bill can be found in the bill text linked above. Given the length of the bill and the large number of provisions, the summary highlights sections most relevant to this review.

- Prohibits landlords from terminating or refusing to renew a rental lease that expires at the end of the lease term or is subject to a 20-day termination notice until two years after expiration of any public health emergency, with exceptions.
- Requires landlords, before any collection action is initiated for unpaid rent accrued during the Governor's eviction moratorium or public health emergency and if the rent debt is no more than six months, to first offer tenants a repayment plan schedule equal to or greater than payment of the rent debt in monthly payments of at least one-sixth of the rent debt owed.
- Removes the prohibition on judicial discretion eligibility for a current pay or vacate notice in cases where a tenant has received three or more pay or vacate notices for failure to pay rent within the previous 12 months.

HEALTH IMPACT REVIEW

Summary of Findings:

This Health Impact Review found the following evidence for relevant provisions in SSB 5160:

Pathway 1: Prohibiting “no cause” terminations

- **Informed assumption** that prohibiting landlords from terminating or refusing to renew a rental lease that expires at the end of the lease term or is subject to a 20-day termination notice (“no cause” terminations), with limited exceptions, during and for two years after the expiration of a public health emergency would decrease evictions during the specified period. This informed assumption is based on provisions in the bill, current statute, use of just cause eviction ordinances, information from key informants, and the current eviction moratorium.

Pathway 2: Offering repayment plans

- **Informed assumption** that requiring landlords to offer a repayment plan (in instances where less than six-months of rent is owed) before taking collective action during and for two years

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after a public health emergency will result in some number of tenants using a repayment plan to pay back-rent. This informed assumption is based on provisions of the bill.

- **Informed assumption** that tenants using a repayment plan to pay back-rent during and for two years following a public health emergency will decrease evictions, specifically for those who successfully repay the rent owed. This informed assumption is based on provisions in the bill, information shared by key informants, and U.S. Census Bureau Household Pulse Survey data.

Pathway 3: Allowing judicial discretion

- **Informed assumption** that allowing judicial discretion in cases in which a tenant has received three or more pay or vacate notices within a 12-month period would likely result in some number of tenants not being evicted. This informed assumption is based on differences between current statute (status quo) and provisions in the bill.
- **Strong** evidence that decreasing evictions will improve health outcomes.
- **Strong** evidence that improving health outcomes will decrease health inequities.

FULL REVIEW

For review methods, logic model, strength-of-evidence analyses, and citations of empirical evidence refer to the full Health Impact Review at

<https://sboh.wa.gov/Portals/7/Doc/HealthImpactReviews/HIR-2021-10-SSB5160.pdf>

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