



2026 Landlord-Tenant Law Updates

ORIGINAL PROGRAM DATE

May 27, 2026

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DESCRIPTION

Landlord-tenant law underwent major shifts in recent years and continues to experience change including evolving statutory reforms, appellate developments, and changes in federal fair-housing policy. In this seminar, presenters will provide practical guidance on cutting-edge issues, ethics updates, rent-increase rules, settlement considerations, and key tenant defenses.

AGENDA

1 Cutting Edge Issues in Landlord-Tenant Law

Washington's landlord-tenant legal framework has shifted from long-settled doctrine to constant reinvention. State and local governments now enact major changes annually, and federal laws play a growing role in residential cases. With right-to-counsel implementation and a sharp rise in appeals, new decisions are rapidly reshaping unlawful detainer practice. This presentation distills the most active areas of litigation and highlights the issues poised to generate the next wave of disputes, giving attorneys a clearer understanding of the shifting landscape and the themes that increasingly shape outcomes.

Travis Scott Eller - Eller Law Firm, Seattle, WA

2 Federal Fair Housing Policy Shifts: What Washington Landlord-Tenant Attorneys Need to Know

Recent changes in federal housing policy have altered HUD's fair housing enforcement priorities and withdrawn several previously issued guidance documents. These developments raise important questions for attorneys representing landlords, tenants, and housing providers. This CLE will examine the practical legal implications of these changes, including the status of guidance related to disparate impact liability, criminal history screening, assistance animals, and other compliance issues. The session will also explore how Washington State and local fair housing laws continue to apply—even where federal enforcement priorities have shifted—and offer practical strategies for advising clients in this evolving legal environment.

Marley J. Hochendoner - Northwest Fair Housing Alliance, Spokane, WA

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3 The Ethics of Communication and Solicitation

When do you have to say it? What can you say? What can't you say? Professional Responsibility Counsel will review the ethical rules of solicitation and communication as they affect lawyers dealing with their clients, the courts, and the public.

Sandra Schilling - Washington State Bar Association, Seattle, WA

4 Landlord-Tenant Case Law Update with Eric Steven

This session will explore Washington appellate cases reported over the last couple of years interpreting the rights and liabilities emanating out of several years of progressive statutory reform. Over the last decade, the Washington Legislature has enacted numerous statutes enhancing both tenant protections and landlord procedural requirements. These new laws regulate landlords' ability to enforce tenant rules and provide tenants with both protections and new claims against landlords. Many of the new laws appear poorly drafted, vague, and susceptible to multiple interpretations. Ultimately, we look to the courts to interpret new laws and provide guidance through appellate advocacy.

Eric Steven - Steven Law Office, Spokane, WA

5 Rent Increases 2026

During this presentation, participants will explore how to increase rent for residential tenants, local law considerations, and what we've learned about rent control after 12 months of implementation.

Chris Cutting - Cutting Law Office, PC Seattle, WA

6 Practical Issues in Residential Eviction Practice

This program provides a practical overview of specific practical issues prevalent in residential eviction practice under Washington law. It covers key notice requirements, procedural considerations in unlawful detainer actions, litigation strategies, and compliance issues arising under federal and state law. Attendees will gain practical guidance on avoiding common pitfalls and navigating the evolving Washington State landlord-tenant landscape.

Michelle Myers - Steven Law Office, Spokane, WA

7 Top Ten Things Every Landlord Should Know in 2026

Each of the ten points will go into depth on current case law and statutes or revisions that are coming up soon. It will also give an overview of all of the technical aspects of handling an unlawful detainer case that can go wrong if ignored and may get their case dismissed. When the rules are followed, cases can be adjudicated efficiently for both parties and the court.

Amy Rantamaki - Northwest Justice Project, Spokane, WA

Thomas McGarry - Northwest Justice Project, Spokane, WA