



# SB 5160 - Tilmaamo Cusub

## Qeexitaanno

**Talaabada Sharciga ah ee Kireystaha Guriga Looga Saaraayo:** Hannaanka guriga ka saarida kireystayaasha oo bixin waayey kirada ama ku xadgudbay heshiiskooda kirada. Mulkiiluhu waa inuu raaco nidaamkan sharciga ah si uu uga codsado maxkamad si ay u soo ceshadaan xuquuqdooda lahaanshaha guri kiro ahaa.

## Ilaalinta Kireystaya

### Loogu talagalay kireystayaasha:

Difaacyadaani waxay khuseeyaan:

- Kireystayaasha uu ilaaliyo Residential Landlord-Tenant Act (Sharciga Mulkiilaha-Kireystayaasha Xarumaha Deegaanka)
- Kireystayaasha guryaha guurguura
- Shakhsiyaadka ku noolaa hoyga ku-meel-gaarka ah, sida hudheel ama albeergo ama goob xero ah:
  - 30 maalmood ama ka badan kahor Maarso 1, 2020; ama
  - In ka badan 30 maalmood kadib 1 da Maarso, 2020, marka laga reebo haddii ay helaan ogeysiis 7 maalmood ah.

Haddii aadan awoodin inaad bixiso kirada inta u dhexeysay Maarso 1, 2020 iyo Diseembar 30, 2021:

- Milkiilaha gurigaagu kuguma soo dallaci doono khidmadaha soo daahinta kirada ama kharashyada kale ee la xiriira kirada aan la bixin muddadaas; iyo
- Milkiilaha gurigaagu kuma wargalin karo kireeye mustaqbalka in aadan kirada bixinin, ama in tallaabo sharci ah oo guriga lagaaga saaraayo laguugu qaaday adiga, sababo la xiriira inaad bixin kirada muddadaas.

Mulkiilaha gurigaaga ee mustaqbalka kuguma qabsan karo adiga inaad bixin kirada inta u dhexeysay Maarso 1, 2020 iyo Diseembar 30, 2021, iyadoo la tixgelinayo dalabkaaga kirada.

Milkiilaha gurigaaga ee hadda ama midka mustaqbalka ma diidi karo, dadkana kama niyad jabin karo codsashada, ama kuu diidista guri kiro ah sababo la xiriira taariikhdaada caafimaad, oo ay ku jiraan kahor ama soo-gaadhista ama infekshinka COVID-19.

Mulkiilaha gurigaaga ee hadda ah ama kan mustaqbalka ma codsan karo ama ma tixgelin karo diiwaankaaga ama taariikhdaada caafimaadka, marka laga reebo haddii ay lagama maarmaan u yihiin in qiimeeyn loogu sameeyo codsigaaga ee hoy habboon ama wax ka beddel macquul ah.

Haddii milkiile guri ama mulkiilaha mustaqbalka uu jebiyo shuruudaha kor ku xusan, waad ku dacweyn kartaa sharci jebintaas waxaadna ku khasbi kartaa inay bixiyaan qarashka qareenkaaga iyo kharashaadka maxkamadda.

### Loogu talagalay milkiilayaasha guryaha:

Difaacyadaani waxay khuseeyaan:

- Kireystayaasha uu ilaaliyo Residential Landlord-Tenant Act
- Kireystayaasha guryaha guurguura
- Shakhsiyaadka ku noolaa hoyga ku-meel-gaarka ah, sida hudheel ama albeergo ama goob xero ah:
  - 30 maalmood ama ka badan kahor Maarso 1, 2020; ama
  - In ka badan 30 maalmood kadib 1 da Maarso, 2020, marka laga reebo haddii ay helaan ogeysiis 7 maalmood ah.

Haddii aadan awoodin inaad bixiso kirada inta u dhexeysay Maarso 1, 2020 iyo illaa Diseembar 30, 2021:

- Waa inaad ku soo dallacin khidmadaha soo daahinta kirada ama kharashyada kale ee la xiriira kirada aan la bixin muddadaas; iyo
- Waa inaad ku wargalin kireeyaha mustaqbalka in kireystaha uusan bixin kirada, ama in aad gudbisey tallaabo sharci ah oo kirestaha guriga looga saari karo, sababo la xiriira inaad bixin kirada muddadaas.

Adiga kuguma qabsan kartid kireystaha mustaqbalka inaysan bixin kirada inta u dhexeysay Maarso 1, 2020 iyo Diseembar 30, 2021, iyadoo la tixgelinayo dalabkooda kirada.

Ma diidi kartid, kamana niyad jabin kartid codsashada, ama diidista guri kiro ah sababo la xiriira taariikhda caafimaad ee kireystaha hadda ah ama kirestaha mustaqbalka, oo ay ku jiraan kahor ama soo-gaadhista ama infekshinka COVID-19.

Ma codsan kartid mana tixgelin kartid diiwaanka ama taariikhda caafimaadka ee kireystaha hadda jira ama kireystaha mustaqbalka, marka laga reebo haddii ay lagama maarmaan u yihiin in qiimeeyn loogu sameeyo codsigooda ee hoy ku habboon ama wax ka beddel macquul ah.

Haddii aad jebiso shuruudaha kor ku xusan, kireystahaaga ama kirestaha mustaqbalka ayaa kugu dacweyn kara sharci jebintaas waxayna kugu khasbi karaan inaad bixiso qarashka qareenkooda iyo kharashaadka maxkamadda.

## Qorshayaasha dib u bixinta

### Loogu talagalay kireystayaasha:

Qorshayaasha dib u bixinta lacagta waxaa loo heli karaa:

- Kireystayaasha uu ilaaliyo Residential Landlord-Tenant Act
- Kireystayaasha guryaha guurguura
- Shakhsiyadka ku noolaa hoyga ku-meel-gaarka ah, sida hudheel ama albeergo ama goob xero ah:
  - 30 maalmood ama ka badan kahor Maarso 1, 2020; ama
  - In ka badan 30 maalmood kadib 1 da Maarso, 2020, marka laga reebo haddii ay helaan ogeysiis 7 maalmood ah.

Haddii lagugu leeyahay kiro aadan bixin oo baaqi kugu ahayd inta u dhexeysay Maarso 1, 2020 iyo Diseembar 30, 2021, mulkiilaha gurigaaga waa inuu ku siiyaa jadwal macquul ah oo ku aadan dib u bixinta kirada aan la bixin. Si jadwalka dib-u-bixinta lacagta loogu tixgeliyo inuu yahay mid macquul ah, lacagaha aad bil kasta ku bixinaysid qorshaha dib-u-bixinta kirada waa inaysan ka badnaanin saddex-meelood hal meel ee kharashaadkaaga kirada billaha ah ee aad awoodi kari weyday inaad bixiso. Tusaale ahaan, haddii kiradaadu ahayd \$1,500 bishiiba intii lagu guda jirey cudurka safmareenka markii aad awoodi kari weyday inaad bixiso lacagta kirada, laguuma soo bandhigi doono qorshe dib-u-bixin lacageed ah taas oo lagaaga doonayo inaad bixiso wax ka badan \$500 bishiiba (1/3 ee kharashyadaada kirada billaha ah) si aad iskaga bixiso wixii haraa ah.

Haddii aadan aqbalin shuruudaha qorshaha macquulka ah ee dib u bixinta lacagta kirada 14 maalmood gudahood, mulkiilaha gurigaaga wuxuu bilaabi karaa dacwado sharci ah oo maxkamadeed taas oo guriga lagaaga saarayo (taas oo loo yaqaano unlawful detainer action (tallaabada sharciga ah ee kireystaha guriga looga saarayo)). Kiisaska maxaabiista sharci darada ah waxay ubaahanyihiin habraacyo maxkamadeed oo gaar ah, waxayna si dhaqso leh ugu gudbi karaan nidaamka maxkamada. Degmooyinka qaarkood, Eviction Resolution Pilot Program (Barnaamijka Xalinta Arrimaha Guri Ka-saarista) wuxuu mulkiilaha gurigaaga uga baahan yahay inuu qaado tallaabooyin si uu heshiis kuula sameeyo arrimaha ku saabsan dib u bixinta kiradaada aan la bixin kahor intaanu mulkiilaha gurigaagu uusan kugu qaadi karin tallaabada sharciga ah ee kireystaha guriga looga saari karo.

Qorshaha dib u bixinta lacagta kirada waa:

- Inuusan kaaga baahanin inaad lacag bixiso illaa 30 maalmood ka soo wareegato xilliga la sameeyey qorshaha dib u bixinta lacagta kirada;
- Inuu daboolaa keliya kirada, waa inaysan ku jirin khidmadaha soo daahinta kirada, khidmadaha qareennada, ama wixii khidmado iyo kharashyo kale ah;
- Inuu oggolaadaa lacagaha laga helo ilaha dakhliyeed noocey doonto ha noqotee, ama ururada aan faa'ido doonka ahayn, kaniisadaha ama ururada diimiga ah, ama hay'adaha dowladda; iyo
- Inaanu shuruud looga dhigin:
  - Inaad u hogaansanaato heshiiska kirada;
  - Bixinta khidmadaha qareenka, kharashyada maxkamadda, ama kharashyada kale ee la xiriira dacwadda haddii aad ka baxdo heshiiska kirada;
  - Shuruud ah inaad codsatid gunnooyinka dawladda ama inaad keento caddayn ah inaad helayso ama aad heshay gunnooyinka dawladda; ama
  - Ka tanaazulida xaquuqda aad u leedahay inaad hesho ogeysiiska ka saarida guriga, iyo ogeysiiska iyo fursadda aad kaga jawaabayso tallaabada sharciga ah ee kireystaha guriga looga saari karo, kahor inta mulkiilaha gurigaaga uusan kugu qaadi karin amar ah inuu kaa saaro guriga (oo loo yaqaan warqadda qorsheynta ka saarista guriga).

Haddii aad jebiso bixinta kirada lagugu leeyahay ee hoos timaada qorshaha dib u bixinta, mulkiilaha gurigaaga wuxuu Landlord Mitigation Program (Barnaamijka Xallinta Mulkiilaha ka codsan karaa magdhow) (eeg qaybta hoose ee boggan) ama wuxuu ku dhaqaaqi karaa tallaabada sharciga ah ee kireystaha guriga looga saari karo, iyadoo loo eegayo shuruudo kasta oo hoos yimaada Eviction Resolution Pilot Program (eeg bogga 4).

Haddii lacag loogu talagalay kaalmada kirada laga heli karo barnaamijyada dowladda federaalka, gobolka, degmada, barnaamijyada gaarka loo leeyahay, ama kuwa aan faa'iida doonka ahayn, adiga iyo mulkiilaha gurigaaga waxaad sii wadi kartaan raadinta kaalmada kirada si loo yareeyo ama looga takhaluso haraaga lacagta kirada ee aan la bixin.

Tallaabada sharciga ah ee kireystaha guriga looga saari karo, maxkamaddu waa inay tixgelisaa duruufahaaga, oo ay ku jiraan dakhligaaga oo yaraaday ama kharashyadaada oo kordhay sababo la xiriira cudurka COVID-19, iyo shuruudaha qorshaha dib u bixinta lacagta kirada ee lagu soo bandhigey.

Haddii mulkiilaha gurigaaga uusan ku oo bandhigin qorshe dib-u-bixin lacageed oo waafaqsan sida lagu sharaxay halkan, waxaad arrintaas ka dhigan kartaa difaac xilliga maxkamadda haddii mulkiilaha gurigaagu gudbiyo dacwad sharci ah oo guriga lagaaga saarayo sababtuna tahay inaad kirada aad dib u bixin waysay, oo garsooraha ayaa joojin karaa in lagaa saaro guriga.

### **Loogu talagalay mulkiilayaasha guryaha:**

Qorshayaasha dib u bixinta lacagta waxaa loo heli karaa:

- Kireystayaasha uu ilaaliyo Residential Landlord-Tenant Act
- Kireystayaasha guryaha guurguura
- Shakhshiyaadka ku noolaa hoyga ku-meel-gaarka ah, sida hudheel ama albeergo ama goob xero ah:
  - 30 maalmood ama ka badan kahor Maarso 1, 2020; ama
  - In ka badan 30 maalmood kadib 1 da Maarso, 2020, marka laga reebo haddii ay helaan ogeysiis 7 maalmood ah.

Haddii kireystaha lagu leeyahay kiro uusan bixin oo baaqi ku ahayd inta u dhexeysay Maarso 1, 2020 iyo Diseembar 30, 2021, waa inaad siiyaa jadwal macquul ah oo ku aadan dib u bixinta kirada aan la bixin. Si jadwalka dib-u-bixinta lacagta loogu tixgeliyo inuu yahay mid macquul ah, lacagaha bil kasta lagu bixiyo qorshaha dib-u-bixinta kirada waa inaysan ka badnaanin saddex-meelood hal meel ee kharashaadka kirada billaha ah ee kireystaha uu awoodi kari waayay inuu iska bixiyo. Tusaale ahaan, haddii kirada kireystaha ay ahayd \$1,500 bishiiba intii lagu guda jirey cudurka safmareenka markii uu awoodi kari waayay inuu iska bixiyo lacagta kirada, looma soo bandhigi doono qorshe dib-u-bixin lacageed ah taas oo looga doonayo inuu ku bixiyo wax ka badan \$500 bishiiba (1/3 ee kharashyadaada kirada billaha ah) si uu iskaga bixiyo wixii haraa ah.

Haddii kireystaha uusan aqbalin shuruudaha qorshaha macquulka ah ee dib u bixinta lacagta kirada 14 maalmood gudahood, waxaad bilaabi kartaa dacwado sharci ah oo maxkamadeed taas oo kireystaha guriga looga saarayo (taas oo loo yaqaano tallaabada sharciga ah ee kireystaha guriga looga saarayo). Degmooyinka qaarkood, Eviction Resolution Pilot Program wuxuu kaaga baahan yahay inaad qaado tallaabooyin si aad kireystaha heshiis ugala sameeyso arrimaha ku saabsan dib u bixinta kiradiisa aan la bixin kahor intaadan ku qaadi karin tallaabada sharciga ah ee kireystaha guriga aad uga saari karto.

Qorshaha dib u bixinta lacagta-kirada waa:

- Inuusan u baahanin in lacag la bixiyo illaa 30 maalmood ka soo wareegato xilliga kireystaha loo soo bandhigey qorshaha dib u bixinta lacagta kirada;
- Inuu daboolaa keliya kirada, waa inaysan ku jirin khidmadaha soo daahinta kirada, khidmadaha qareennada, ama wixii khidmado iyo kharashyo kale ah;
- Inuu oggolaadaa lacagaha laga helo ilaha dakhliyeed nookey doonto ha noqotee, ama ururada aan faa'ido doonka ahayn, kaniisadaha ama ururada diimiga ah, ama hay'adaha dowladda; iyo
- Inaanu shuruud looga dhigin:
  - U hogaansanaanta kireystaha ee heshiiska kirada;
  - Lacag bixinta kireystaha ee khidmadaha qareenka, kharashyada maxkamadda, ama kharashyada kale ee la xiriira dacwadda haddii kireystaha uu ka baxo heshiiska kirada;
  - Shuruud ah in kireystaha uu codsado gunnooyinka dawladda ama inuu keeno caddayn ah inuu helayo ama uu helay gunnooyinka dawladda; ama
  - Ka tanaazulida xaquuqda uu kireystaha u leeyahay inuu helo ogeysiiska ka saarida guriga, iyo ogeysiiska iyo fursadda uu u leeyahay inuu kaga jawaabo talaabada sharciga ah ee kireystaha guriga looga saari karo, kahor inta aadan qaadi karin amar ah inaad kireystaha guriga uga saarto (oo loo yaqaan warqadda qorsheynta ka saarista guriga).

**Landlord Mitigation Program (LMP, Barnaamijka Xallinta Arrimaha Mulkiilaha):** (<https://www.commerce.wa.gov/serving-communities/homelessness/landlord-fund-programs/landlord-mitigation-program/>)

Department of Commerce (Wasaaradda Ganacsiga) waxay macluumaadka ku saabsan LMP-keeda ku bixisaa webseedyadeeda. SB 5160 waxay ku soo dareen luuqad si loo balaariyo baaxada LMP, sida lagu soo koobay bogga xiga:

Mulkiileyaasha guryaha waxay magdhow ka raadsan karaan LMP oo ah illaa \$15,000 oo kiro ah oo aan la bixin kuwaas oo uruursamay inta udhaxeysa March 1, 2020 iyo December 30, 2021 haddii:

- Kiraystuhu si ikhtiyaari ah uga baxay ama u jebiye heshiiska kirada (laakiin aan la xiriirin tallaabada sharciga ah ee kireystaha guriga looga saari karo), uuna ahaa qof dakhligiisu hooseeyo, kheyraadkana ku yeraa ama dhibaato haysatay; ama
- Kiraystuhu uu jebiyo qorshaha dib u bixinta lacagta kirada ee kor lagu sharaxay, kireysigu uusan dhamaan waqtigaas ama magdhowga.

Mulkiileyaasha guryaha ee magdhow ka qaata LMP talaabo sharci ah kuma qaadi karaan kireystaha dacwadaas oo la xiriira wixii waxyeelo ah ama kirada aan la bixin.

## Eviction Resolution Pilot Program (ERPP)

SB 5160 wuxuu dhaqan geliyaa Eviction Resolution Pilot Program ee ku saleysan maxkamadda kaas oo hadda ka shaqeeya lix degmo: Clark, King, Pierce, Snohomish, Spokane, iyo Thurston. Barnaamijka ERPP wuxuu mulkiileyaashu uga baahan yahay inay dadaal u galaan sidii ay kireystayaasha heshiis ugala gaari lahaayeen qorshaha dib u bixinta kirada aan la bixin iyaga oo u maraya wada xaajood toos ah, heshiis, ama dhex-dhexaadin iyadoo la isticmaalayo Dispute Resolution Center (Xarunta Xalinta Khilaafaadka degmada) kahor intaan loo oggolaanin inay gudbistaan talaabo sharci ah oo kireystaha ay guriga uga saari karaan maadaama uu bixin waaayay kirada. In kasta oo barnaamijka ERPP uu hadda ka hawlgalo lixda degmo ee tijaabada ah ee kor ku xusan, SB 5160 waxay Administrative Office of the Courts (Xafiiska Maamulka ee Maxkamadaha) ugu baahan tahay inuu qandaraas la galo xarumaha xallinta khilaafaadka ee degmo kasta oo samaynaysa barnaamijka ERPP.

Muuqaalka horudhaca ah ee barnaamijka ayaa laga heli karaa halkaan: <https://www.courts.wa.gov/newsinfo/content/Eviction%20Resolution%20Program%20Overview.pdf>

Sida ku xusan barnaamijka ERPP, mulkiilaha guriga waa inuu:

- Kireystaha siiyaa ogeysiiska ERPP. Mulkiilaha guriga waa inuu haystaa caddeynta adeegga ama boosto ugu dirista ogeysiiska.
- Macluumaadka soo socda ku dar ogeysiiska:
  - o Macluumaadka xiriirka ee xarunta xallinta khilaafaadka;
  - o Macluumaadka xiriirka ee mashruuca caddaaladda guriyeynta ee hay'adda degmada ama gobolka oo dhan ka bixisa adeegyada u doodista guriyeynta ee kireystayaasha dakhligoodu hooseeyo, iyo bayaan ah in ogeysiiska luuqado badan looga heli karo webseedyadeena halkaan;
  - o Macluumaadka xiriirka mulkiilaha guriga, qareenka kireeyaha, haddii ay jiraan, iyo macluumaadka xiriirka kiraystaha; iyo
  - o Bayaan ah in haddii jawaab celinta la waayo 14 maalmood gudahood laga yaabo inay keento in maxkamadda loo gudbiyo codsiga tallaabada sharciga ah ee kireystaha guriga looga saarayo.
- Mulkiiluhu markaa waa inuu nuqulada ogeysiisyada u diraa xarunta xallinta khilaafaadka ee deegaanka uuna helaa caddeynta ah inuu ka xadirey halkaas kahor inta uusan qaadin tallaabada sharciga ah ee kireystaha guriga looga saarayo taas oo laga helayo maxkamadda.

## Xuquuqda Talosiinta

Maxkamaddu waa inay magacawdaa qareen kireystayaasha danyarta ah ku matala dacwadaha sharciga ah ee kireystaha guriga looga saarayo, iyadoo ku xiran haddii maalgelinta loo heli karo. Kireyste danyar ah waa qof helaya noocyada soo socda ee kaalmada dadweynaha ah, ama hela dakhli sanadle ah, canshuuraha markii laga jaro kadib, oo gaaraya boqolkiiba 200 ama dakhli ka yar heerka hadda jira ee federaalku dejiyey:

- Temporary Assistance for Needy Families (TANF, Kaalmada Ku Meel Gaarka ah ee Qoysaska Daruufaysan)
- Gunnooyinka kaalmada ee waayeelka, indhoolayaasha, ama naafada
- Adeegyada daryeelka caafimaadka ee hoos imanaya RCW 74.09.035
- Gunnooyinka kaalmada haweenka uurka leh
- Gunnooyinka halyeeyada saboolka ah
- Gunnooyinka cuntada ama kuubannada Cuntada loo wareejiyo si elektaroonig ah (EBT)
- Gunnooyinka dib udejinta qaxootiga
- Medicaid
- Supplemental security income (SSI, Dakhliga Kabitaanka ah ee Sooshiyaal Sekuuritiga)

Marka la magacaabay qareeno kireystayaasha danyarta ah ku matala dacwadaha sharciga ah ee kireystayaasha guriga looga saarayo, mudnaanta waxaa la siinayaa kireystayaasha danyarta ah ee jooga degmooyinku ay ku badan yihiin guri ka saarista khasabka ah iyo kiraystayaasha danyarta ah ee sida aan caadiga ahayn ugu jira in guriga laga saaro. Gobolka ayaa bixin doona kharashka adeegyada sharciyeed ee uu bixiyo qareenka la magacaabay.