

Renting your property? Here are the Mandatory Rules

IHCA Rules: Use Rules and Restrictions (w) Leasing of Units. "Leasing," for purposes of this paragraph, is defined as regular, exclusive occupancy of a Unit by any person, other than the Owner, for which the Owner receives any consideration or benefit, including, but not limited to, a fee, service, gratuity, or payment. **The Board requires a minimum lease term of six (6) months.** Notice of any lease, including tenant contact information, together with such additional information shall be given to the IHCA offices by the Unit Owner within 10 days of execution of the lease. **The Owner must make available to the lessee copies of the Declaration, Bylaws, Community Wide Standards and these Use Restrictions and Restrictions**

Facts:

1. No short-term leasing – written leases not less than 6 months required
2. No Air B-N-B type activity is allowed
3. No boarding homes or single room rentals allowed
4. Owners are required to register their tenants and, if applicable, management company contact information within **10 days** upon execution of lease to IHCA. Failure to do so will result in the non-compliance process and enforcement.
5. Owners are responsible for the condition of their property, even if it's a rental.
6. Owner and management companies are required to provide a copy of all governing documents rules, and policies. Available on the IssaquahHighlands.com website or contact the IHCA office and we will gladly email the documents.
7. By law, property owners are the sole responsible party for ongoing property and yard maintenance, ARC approvals, and general compliance to include payment of assessments.
8. **NEW Effective July 23 ,2023** and in accordance with a new Washington State Law, **background checks for renters are mandatory for any leases for rental properties in Issaquah Highlands.**

HB 1101 Tenant Screening: Except as otherwise prohibited by law, **HB 1101** provides that an association of unit owners in a common interest community may require a unit owner to:

- Use a tenant screening service or obtain background information on a prospective tenant, at the owner's sole cost and expense, prior to entering into a lease with a prospective tenant; and
- Provide the association with proof that the unit owner has used a tenant screening service or obtained background information pertaining to a tenant.

An association MAY NOT require a unit owner to provide the association with a copy of the tenant screening report or any background information pertaining to a tenant.

These provisions apply to associations subject to WUCIOA, the Homeowners' Association Act, the Washington Condominium Act, and the Horizontal Property Regimes Act.

Mandatory Tenant and Management Company Registration

Owners' information

Owner(s) name _____

Mailing address: _____

Email (s): _____

Phone (s): _____

Tenant(s) Information

Name (s): _____

Mailing address: _____

Email(s): _____

Phone (s): _____

Management Company Information

Contact persons Name (s): _____

Mailing address: _____

Email (s): _____

Phone (s): _____

Current Lease Dates: _____

Tenant Screening Service provided by (List Company):

Owner(s) Initials: _____

Rules: Owner provided copies of Bylaws, Community Wide Standards and these Use Restrictions and Restrictions to lessees (s) as required.

Owner(s) Initials: _____