

Bond Case Briefs

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PREEMPTION - WASHINGTON

Rental Housing Association of Washington v. City of Federal Way

Court of Appeals of Washington, Division 1 - November 14, 2022 - P.3d - 2022 WL 16918272

Advocacy group for rental housing providers brought action against city, challenging citizens' initiative that required landlords to have good cause to terminate tenancy or refuse lease renewal and prohibited discrimination against certain community members.

The Superior Court granted partial summary judgment in favor of city. Advocacy group appealed.

The Court of Appeals held that:

- City ordinance irreconcilably conflicted with state law;
- Initiative did not violate single subject rule;
- Initiative did not exceed scope of city's initiative power; and
- Issue of admissibility of declaration of city's expert was moot.