

The Right Choice, The Right Security

Damage Reimbursement for Landlords



Program Overview – Landlord Mitigation Program

Washington State’s Landlord Mitigation Program was enacted on March 15th of 2018 to provide landlords with an incentive and added security to work with a Tenant that is receiving public rent assistance. The program offers up to \$1000 to the Landlord in paying for some potentially required move-in upgrades, up to fourteen days’ rent loss and up to \$5000 in qualifying damages caused by a tenant during tenancy.

Who Can Submit a Claim?

Any landlord that has screened, approved and offered rental housing to any applicant that will be using any form of housing subsidy program is eligible, except properties operated by housing authorities.

How to Qualify for the Landlord Mitigation Program – Be prepared

Commerce will approve and pay claims as quickly as possible. However, failing to provide proper documentation to satisfy the requirements below may cause claims to be denied. Please have the following documents prepared to scan and submit with a claim submission. We will not pursue documentation. If we do not receive all required documents and any other supporting evidence, the claim will be denied and will need to be resubmitted placing the claim at the bottom of the queue. Appeals for any other reason will only be permitted if a judgement for damages is obtained.

- 1) Obtain a Washington Statewide Vendor Identification number
- 2) The Tenant’s approved Rental Application.
- 3) An executed written Rental Agreement between the Landlord and the Tenant(s).
- 4) A Rental Assistance Agreement (or adequate proof of housing assistance).
- 5) A Rental Assistance Inspection Report from a subsidy program.
- 6) A completed Move-In Condition Report (this is not a Rental Assistance Inspection Report) signed and dated by both Landlord and Tenant(s).
- 7) A Tenant ledger showing any unpaid portion of rent and other charges being claimed and application of Security Deposit (if post-move out)
- 8) Notices to Tenant(s) related to unpaid charges.
- 9) Photos of damage and photos of the affected area following repairs.
- 10) All repair invoices for damages that are included in the claim.
- 11) Complete the entire online claim submission form.

OUR MISSION

Grow and improve jobs in Washington State by championing thriving communities, a prosperous economy, and suitable infrastructure.

PROGRAM CONTACT

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Codified Law:

Please visit our website:
<http://commerce.wa.gov/landlordfund>

or review the Codified law:
RCW 43.31.605

for additional information.

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<http://www.commerce.wa.gov/>