



Landlording made simple by TurboTenant

May 19, 2025

A MESSAGE FROM SEAMUS NALLY, CEO

Stay ahead

On May 7, Governor Bob Ferguson of Washington State signed House Bill (HB) 1217. This bill [limits rent increases](#) to 7% plus inflation or 10%, whichever is lower.

It's easy as a landlord to get pretty riled up when you see this type of news.

I mean, who is the government to tell you what to do with your property?

But I wouldn't view HB 1217 as a major setback, at least not from the perspective of my rental property business.

That's because I make sure to stay ahead of any rent cap legislation by planning yearly 3-5% increases.

That way, I don't need to raise rent all at once to match market value.

You can also take another step: [add an addendum](#) to your lease agreement(s) and give yourself more freedom to raise rent.

In this week's video, we'll cover that and more, so you stay one step ahead of the game.

WATCH NOW

NEW VIDEO

Mean comments

We've been churning out all the landlord content we can muster on YouTube lately.

As a result, the internet has spoken—and it has some choice words for us in the comments section. Let's read through them together.

WATCH NOW

WHAT THE COMMUNITY IS SAYING

Last week we asked: Does your city have any relocation assistance regulations? Are you worried about any such rules hurting your business?

Charles said: "Florida doesn't require landlords to cover temporary housing if a unit becomes uninhabitable. Usually, it's handled through the lease or insurance.

Am I concerned? A bit. If the state starts pushing rules like we've seen out west, it could be a real strain—especially after a storm. Smaller landlords could take a big hit covering hotel stays out of pocket."

This week's question is: How often do you plan rent increases? Does your state cap them?

REPLY

INTEREST RATES for your next investment or [refinance](#).



7.07%

30-Year Fixed
+0.18%



6.21%

15-Year Fixed
-0.44%

Source: Nerdwallet as of 5/15/2025

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