

Additional Skagit County Superior Court Local Rule proposed for comment based upon a proposal for local rule change from Andy Dugan, Director of Skagit Legal Aid. Please submit all comments by 4:30 p.m. June 23.

PART III. LOCAL CIVIL RULES

(Cite as SCLCR)

RULE 8 UNLAWFUL DETAINER ACTIONS

(a) Complaints for writs of restitution, money judgments, and other orders in residential, post-foreclosure, and manufactured and mobile home unlawful detainer actions will be granted only under the following conditions:

- (1) Owners or lessors of real property, or any duly appointed attorney in fact, may properly be a plaintiff in an unlawful detainer action. All complaints must include the following:

(i)-(viii) [no changes]

(ix) A copy of the notices required under RCW 59.12, et seq. and any notice required pursuant to any standing order of this Court and proof of service or mailing of the aforementioned notices. Where the plaintiff reasonably knows the defendant(s) to speak or read a language other than English, the plaintiff shall serve copies of the required notices in English and in the defendant's preferred language upon the defendant if those notices are available in that language on the website of the Washington State Office of the Attorney General.

- (2) [no changes]

ATTACHMENT A

IMPORTANT NOTICE TO TENANTS CONCERNING SCHEDULED COURT HEARING TO SHOW CAUSE

This notice contains legal rights that you have under the law and Skagit County Superior Court Local Rules.

- If you do not participate in your Show Cause hearing, the Sheriff could evict you.
- State law provides you the right to legal representation. The court may be able to appoint a lawyer to represent you without cost to you if you are a qualifying low-income ~~individual renter~~.
- You have the right to appear at the Show Cause hearing and present your side to the Court either in person or virtually in accordance with this Court's Local Rules.
- ~~Your landlord~~ The person who filed this case is required to give you this addendum if they give you an "Order to Show Cause."

Remote Appearance

You may appear remotely if you have a clear audio and video connection. Information about connecting remotely is posted on the Court's website in the Daily Court Schedule:

www.skagitcounty.net/Departments/SuperiorCourt

The rules of courtroom decorum continue to apply to anyone appearing remotely, including the public. All parties are expected to wear courtroom appropriate attire when appearing remotely.

Legal Help

State law provides you the right to legal representation. If you qualify,

the court may be able to appoint a lawyer to represent you at no cost to you.
If you believe you qualify and would like an attorney appointed to represent you, [contact:](#)

[Skagit Legal Aid](#)
[Phone: \(360\) 230-8100](#)
[Online: \[www.SkagitLegalAid.org\]\(http://www.SkagitLegalAid.org\)](#)

[If you cannot contact Skagit Legal Aid, you may contact the statewide Eviction Defense Screening Line operated by the Northwest Justice Project:](#)

~~Contact the~~ Eviction Defense Screening Line
~~by phone at~~ 855-657-8387
~~or apply online at~~ <https://nwjustice.org/apply-online>

For additional resources, please call the CLEAR Advice and Referral line at **1-888-201-1014** weekdays between 9:15 a.m.-12:15 p.m. or the CLEAR Senior line at **1-888-381-7111** for seniors age 60 and up. You will be screened for eligibility. Legal representation is not guaranteed.

Any person should qualify who, at any stage of a court proceeding, either

(a) Receives one of the following types of public assistance:

- Temporary assistance for needy families,
- aged, blind, or disabled assistance benefits,
- medical care services under RCW 74.09.035,
- pregnant women assistance benefits,
- poverty-related veterans' benefits,
- food stamps or food stamp benefits transferred electronically,
- refugee resettlement benefits,
- medicaid, or
- supplemental security income;

or

(b) Receives an annual income, after taxes, of 200 percent or less of the current federally established poverty level.

~~If you are unable to contact CLEAR, you may contact Skagit Legal Aid's Housing Justice Project at (360) 230-8100. The clinic operates either in person or virtually during each court unlawful detainer calendars.~~

You may also visit WashingtonLawHelp.org for information on landlord/tenant law.

Individuals with Disabilities or Limited English Proficiency

If you have a disability or do not primarily speak English and need assistance in order to fully participate in your Show Cause hearing, you should promptly contact the Superior Court Administrator's office and follow the provided instructions by calling **(360) 416-1200** or in-person at the Court Administrator's office (2nd floor courthouse), and then follow the provided instructions.

Applicants should request the accommodation that will allow them to best participate in court programs, services, or activities. A reasonable accommodation could be, but is not limited to:

- an interpreter,
- a sign language interpreter;
- large print or high contrast documents and forms;
- hearings held by teleconference;
- extended time for hearings and recesses; or
- assistive listening and seeing devices;
- personal assistance or someone who can help present the case or claim to the Court.

All parties with Limited English Proficiency who need an interpreter to participate in court hearings must submit the attached Request for Interpreter form to Superior Court Administration at the earliest opportunity.

ATTACHMENT B

Certification of Property Owner, Landlord, or Counsel

I certify and declare under penalty of perjury under the laws of the State of Washington that on _____ (the date prior to filing), I e-mailed/mailed notice of my intent to file a Complaint in Unlawful Detainer against Tenant _____ (insert Tenant's name) along with the Tenant's last known contact information (i.e. address(es), telephone number(s) and e-mail(s), and preferred communication language) to ~~the approved dispute resolution center and~~ Skagit Legal Aid.