



King County Law Library

King County Courthouse | Seattle
Maleng Regional Justice Center | Kent
www.kcll.org

Packet Name: King County Eviction Kit Packet

Cost: \$60.00

No Returns & No Refunds

We highly recommend making a copy of all the forms in the packet before filling them in. We cannot replace individual forms.

NOTICE:

This kit is for standard landlord tenant evictions in King County. While eviction law generally applies state-wide, cities within King County can have their own rules and procedures. Be sure to check the court procedures for the city in which your property resides.

ATTENTION: If you would like to use this packet to evict a person who is not a rent-paying tenant, please contact the King County Law Library to determine whether this is the appropriate packet for your situation. services@kcll.org.

King County Eviction Kit 2023

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General Instructions

You may use the documents in this kit for personal use but may not reproduce or distribute this material for any other purpose. All forms and instructions are subject to copyright except for those forms mandated by law or published by government agencies, the courts, or the sheriff.

Use of the kit does not create an attorney-client relationship. The King County Law Library is not a law firm and cannot give legal advice. RCW 2.48.180.

This kit is based in part on the laws of King County local jurisdictions and may not be appropriate for other areas. Choice and use of forms affects your rights. The information provided is general in nature and not a substitute for legal advice. Consult with an attorney if you are uncertain or have questions.

Landlords must comply with all applicable laws—state, local, and federal. Landlord-tenant law continues to rapidly evolve. Any summary of law cannot cover all nuances. New laws at the federal, state, and local levels have been and continue to make sweeping changes. Laws continue to change and court decisions continue to shape the interpretation of statutes and regulations.

General Considerations

Please note that links in these instructions are not under the control of the King County Law Library and are subject to change at any time.

- 📄 Hearings are conducted by Zoom. See <https://kingcounty.gov/courts/superior-court/ex-parte-probate.aspx>
- 📄 Corporations and LLCs must be represented by an attorney.
- 📄 Proof of Non-Military status is required if a tenant fails to appear in the action. This can be checked online at <https://scra.dmdc.osd.mil/scra/#/home>
- 📄 The court encourages e-filing. See <https://kingcounty.gov/courts/clerk/documents/file.aspx>
- 📄 For unincorporated King County use the mandatory King County forms.

The unincorporated King County forms are only for unincorporated King County and should not be used anywhere else, including other parts of King County. The forms are available on the King County website at the URL below. This link is subject to change. See the King County government’s website for current forms.

<https://kingcounty.gov/en/dept/local-services/governance-leadership/local-government-for-unincorporated-king-county/eviction-notices>