

KING COUNTY SUPERIOR COURT CLERK'S OFFICE

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King County

CLERK'S ALERT

King County Superior Court Launches Eviction Resolution Program

King County Superior Court is participating in a pilot Eviction Resolution Program (ERP) to provide a no-cost opportunity for landlords and tenants to resolve their rent-payment issues efficiently with a neutral facilitator.

Various federal, state, and local orders have prohibited most evictions during the COVID-19 emergency, but such orders will be lifted at some point.

The ERP establishes mandatory conditions precedent to service and/or filing of a summons and complaint for non-payment of rent when the moratoria are lifted, however, the program also provides an opportunity for landlords and tenants to resolve their disputes even while eviction moratoria remain in place. Early resolution will help achieve better outcomes and reduce the anticipated demand on superior courts when these moratoria are lifted.

Details about the ERP, legal forms and notices, and information about participation are available here: <https://www.kingcounty.gov/courts/superior-court/ex-parte-probate/ERP.aspx>

King County Superior Court Emergency Order 21 Re: Eviction Resolution Program is available here: <https://www.kingcounty.gov/~media/courts/superior-court/docs/COVID-19/FILED-Emergency-Order21-KCSC-200120505.ashx?la=en>