

REAL ESTATE



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Q | Should I e-sign my lease for commercial space in Washington?

A | While Washington recognizes e-signatures for commercial leases under the Washington Electronic Authentication Act, it's still best practice to sign most commercial leases in ink. Commercial leases with a fixed term of one year or less must be in writing -- in such cases, having the parties e-sign the lease makes sense.

However, commercial leases for a fixed term of more than one year must be notarized. As of July 1, 2018, Washington notaries are now allowed to notarize electronic documents as long as the notary complies with Washington's e-notary requirements. One major drawback, however, is unlike other states, each signing party must still be physically present with the notary during the e-notarization. Since this defeats the cost savings, speed and convenience of e-signing, it's best to sign and notarize your lease in ink.