

KING COUNTY SUPERIOR COURT CLERK'S OFFICE

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King County

CLERK'S ALERT

Notice Regarding Changes to Procedures for Unlawful Detainer Hearings

King County Superior Court announces procedural changes to unlawful detainer (eviction) actions heard in the Ex Parte Department. These changes are designed to address the backlog of unlawful detainer cases and keep pace with new filings so that parties requiring a contested hearing can proceed in a more expedient manner.

Effective August 12, 2024, cases will be managed through the following first and second show cause process. All Ex Parte Department unlawful detainer hearings will continue to be on Zoom.

The number of available hearing slots for the first unlawful detainer show cause hearing will expand through steady increases over the next several months, with a target of 50 cases per calendar. This first show cause unlawful detainer calendar will start at 8:30 a.m., ending at noon, and take place four days a week (Monday-Thursday). At this hearing, staff will screen parties to identify 1) the need for representation screening and entry of a 30-day continuance to the second show cause calendar, 2) if the case is ready to proceed to a contested or one-party default hearing, 3) if there is an agreed 30 day continuance to a second show cause or 4) if the matter must be heard by a commissioner for a contested continuance request. Hearings set prior to the calendar changes will still be heard as scheduled.

The second show cause calendar will be held four days a week (Monday-Thursday) from 8:30 a.m. until noon, and will also have increased capacity, starting at approximately 15 cases. During the second appearance unlawful detainer calendar, staff will assist the commissioner in screening cases to identify 1) if the case has reached settlement, 2) is ready to proceed to a contested or one-party default hearing, or 3) is not ready to proceed and will be continued 30 days and certified for hearing in front of a Superior Court Judge. Any contested matters which cannot be heard on this calendar will also be continued 30 days and sent to the Chief Civil Judge for assignment to a Superior Court Judge.

Due to the volume of cases on both calendars, Ex Parte will not be able to provide Zoom breakout rooms for settlement discussions, so parties should plan accordingly and hold these discussions in advance.

Please note, due to the unlawful detainer calendar changes, further adjustments to other Ex Parte calendars may be necessary and will be determined at a later date. Please go to [Hearings - Ex Parte and Probate](#) for information about setting a hearing in Ex Parte.



<https://kingcounty.gov/en/dept/dja>