

CERTIFICATION OF ENROLLMENT

SUBSTITUTE SENATE BILL 5568

63rd Legislature
2013 Regular Session

Passed by the Senate March 11, 2013
YEAS 46 NAYS 3

President of the Senate

Passed by the House April 12, 2013
YEAS 94 NAYS 0

Speaker of the House of Representatives

Approved

Governor of the State of Washington

CERTIFICATE

I, Hunter G. Goodman, Secretary of the Senate of the State of Washington, do hereby certify that the attached is **SUBSTITUTE SENATE BILL 5568** as passed by the Senate and the House of Representatives on the dates hereon set forth.

Secretary

FILED

**Secretary of State
State of Washington**

SUBSTITUTE SENATE BILL 5568

Passed Legislature - 2013 Regular Session

State of Washington

63rd Legislature

2013 Regular Session

By Senate Financial Institutions, Housing & Insurance (originally sponsored by Senators Hobbs, Kohl-Welles, Billig, Frockt, Chase, Harper, Hasegawa, Keiser, Shin, Kline, and Nelson)

READ FIRST TIME 02/22/13.

1 AN ACT Relating to the disclosure of certain information when
2 screening tenants; amending RCW 59.18.580; and providing an effective
3 date.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

5 **Sec. 1.** RCW 59.18.580 and 2004 c 17 s 4 are each amended to read
6 as follows:

7 (1) A tenant screening service provider may not (a) disclose a
8 tenant's, applicant's, or household member's status as a victim of
9 domestic violence, sexual assault, or stalking, or (b) knowingly
10 disclose that a tenant, applicant, or household member has previously
11 terminated a rental agreement under RCW 59.18.575.

12 (2) A landlord may not terminate a tenancy, fail to renew a
13 tenancy, or refuse to enter into a rental agreement based on the
14 tenant's or applicant's or a household member's status as a victim of
15 domestic violence, sexual assault, or stalking, or based on the tenant
16 or applicant having terminated a rental agreement under RCW 59.18.575.

17 (~~(+2)~~) (3) A landlord who refuses to enter into a rental agreement
18 in violation of subsection (2) of this section may be liable to the

1 tenant or applicant in a civil action for damages sustained by the
2 tenant or applicant. The prevailing party may also recover court costs
3 and reasonable attorneys' fees.

4 ~~((3))~~ (4) It is a defense to an unlawful detainer action under
5 chapter 59.12 RCW that the action to remove the tenant and recover
6 possession of the premises is in violation of subsection ~~((1))~~ (2) of
7 this section.

8 ~~((4))~~ (5) This section does not prohibit adverse housing
9 decisions based upon other lawful factors within the landlord's
10 knowledge or prohibit volunteer disclosure by an applicant of any
11 victim circumstances.

12 NEW SECTION. **Sec. 2.** This act takes effect January 1, 2014.

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