

1 **SB 5748** - H AMD

2 By Representative Sheahan

3 On page 12, after line 3, insert the following:

4  
5 "NEW SECTION. **Sec. 7.** A new section is added to chapter  
6 49.60 RCW to read as follows:

7 (1) Nothing in RCW 49.60.222 and 49.60.223, except  
8 49.60.222(1)(g), shall apply to:

9 (a) Any single-family house sold or rented by the owner if:

10 (i) the owner does not own, or have an interest in the  
11 proceeds of the sale or rental of, more than three such single-  
12 family houses at one time;

13 (ii) the sale or rental occurred without the use of the sales  
14 or rental facilities or services of any real estate broker or  
15 salesperson as defined in RCW 18.85.010, or of such services of any  
16 person in the business of selling or renting dwellings, or an  
17 employee or agent of a real estate broker or salesperson;

18 (iii) the sale or rental occurred without the publication,  
19 posting, or mailing of any advertisement, sign, or statement in  
20 violation of RCW 49.60.222(1)(g); and

21 (iv) in the case of the sale of a single-family house by an  
22 owner not residing in the house at the time of sale or who was not  
23 the most recent resident of the house prior to the sale, the owner  
24 has not made such a sale within the previous twenty-four month  
25 period.

26 (b) Rooms or units in dwellings containing living quarters  
27 occupied or intended to be occupied by no more than four families  
28 living independently of each other if the owner maintains and  
29 occupies one of the rooms or units as his or her residence.

30 (2) For the purposes of this section, a person shall be deemed  
31 to be in the business of selling or renting dwellings if he or she:

1 (a) has participated as principal in three or more  
2 transactions involving the sale or rental of any dwelling or  
3 interest therein within the preceding twelve months; or

4 (b) has participated as agent, other than in the sale of his  
5 or her own personal residence, in providing sales or rental  
6 facilities or services in two or more transactions involving the  
7 sale or rental of any dwelling or interest therein within the  
8 preceding twelve months; or

9 (c) is the owner of any dwelling designed or intended for  
10 occupancy by, or occupied by, five or more families."

11  
12 Renumber the remaining section and correct the title accordingly

**EFFECT:** Exempts from provisions relating to discrimination in real estate transactions: (1) the sale or rental of a single-family house by the owner, if the owner does not own more than three single-family houses at one time and does not use a real estate broker or agent in the sale or rental; and (2) units in dwellings containing living quarters occupied or intended to be occupied by no more than four families if the owner resides in one of the units.