

VETO MESSAGE ON HB 1043-S

April 2, 1998

To the Honorable Speaker and Members,

The House of Representatives of the State of Washington

Ladies and Gentlemen:

I am returning herewith, without my approval, Substitute House Bill No. 1043 entitled:

"AN ACT Relating to the regulation of residential land-lord tenant duties;"

SHB 1043 would attempt to provide state wide uniformity in landlord/tenant law by preempting local ordinances governing certain landlord/tenant relations in Washington. However, because of the way the bill was drafted, any local government would have until January 1, 1999 to enact ordinances that would be "grandfathered" under this act. This could cause a rush to enact local ordinances that are not currently in place.

This bill would also take away local control. Fair housing issues vary widely from area to area, influenced by the degree of urbanization, the population's size and composition, or the types and availability of low-income housing. A single set of state standards may not adequately address conditions across the state.

This bill would severely hamper the ability of citizens and local governments to respond to evolving fair housing issues as they see fit.

For these reasons, I have vetoed Substitute House Bill No. 1043 in its entirety.

Respectfully submitted,  
Gary Locke  
Governor