

HB 1956 - H AMD 111

By Representative Dunn

ADOPTED 3/9/2007

1 Strike everything after the enacting clause and insert the
2 following:

3 "NEW SECTION. **Sec. 1.** A new section is added to chapter 49.60
4 RCW to read as follows:

5 (1) It is an unfair practice for any person, whether acting for
6 himself, herself, or another, to discriminate in the rental of a
7 dwelling to, or to refuse to negotiate or enter into a rental
8 agreement with, a person because of the person's lawful source of
9 income.

10 (2) This section does not:

11 (a) Apply to rental transactions involving the sharing of a
12 dwelling unit as defined in RCW 59.18.030, or the rental or
13 subleasing of a portion of a dwelling unit, when the dwelling unit
14 is to be occupied by the owner or sublessor;

15 (b) Affect the rights, responsibilities, and remedies of
16 landlords and tenants under chapter 59.18 or 59.20 RCW, except to
17 the extent of inconsistencies with the nondiscrimination
18 requirements of this section; or

19 (c) Limit the applicability of RCW 49.60.215 relating to unfair
20 practices in places of public accommodation or RCW 49.60.222
21 through 49.60.227 relating to unfair practices in real estate
22 transactions.

23 (3) For the purposes of this section, "lawful source of
24 income" means verifiable legal income, including income derived
25 from employment, social security, supplemental security income,
26 other retirement programs, child support, alimony, and any federal,
27 state, or local government or nonprofit-administered benefit or
28 subsidy program, including rental assistance programs, public
29 assistance, and general assistance programs. "

Correct the title.

EFFECT: Limits the prohibition against discrimination based on lawful income to rental transactions, instead of all real estate transactions.

Exempts from the prohibition against discrimination those rental transactions involving sharing or subleasing an owner-occupied dwelling unit forming a common household, and does not affect landlord-tenant rights and responsibilities unrelated to discrimination or limit requirements related to prohibiting discrimination in public accommodations or in other real estate transactions.