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**HOUSE BILL 1101**

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**State of Washington 68th Legislature 2023 Regular Session**

**By** Representatives Taylor, Bergquist, Ramel, and Gregerson

AN ACT Relating to tenant screening in common interest communities; adding a new section to chapter 64.32 RCW; adding a new section to chapter 64.34 RCW; adding a new section to chapter 64.38 RCW; and adding a new section to chapter 64.90 RCW.

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

NEW SECTION. **Sec.**  A new section is added to chapter 64.32 RCW to read as follows:

(1) An association of apartment owners may require any apartment owner intending to lease the owner's apartment to use a tenant screening service or obtain background information, including criminal history, on a prospective tenant, at the owner's sole cost and expense, prior to the owner entering into a lease agreement with a prospective tenant.

(2) An association may require proof that the tenant screening requirement has been fulfilled or that the background information on a prospective tenant has been obtained by the owner intending to lease the owner's apartment.

(3) An association may not require that a copy of the tenant screening report or any background information pertaining to a tenant be furnished to the association.

NEW SECTION. **Sec.**  A new section is added to chapter 64.34 RCW to read as follows:

(1) A unit owners' association may require any unit owner intending to lease the owner's unit to use a tenant screening service or obtain background information, including criminal history, on a prospective tenant, at the owner's sole cost and expense, prior to the owner entering into a lease agreement with a prospective tenant.

(2) An association may require proof that the tenant screening requirement has been fulfilled or that the background information on a prospective tenant has been obtained by the owner intending to lease the owner's unit.

(3) An association may not require that a copy of the tenant screening report or any background information pertaining to a tenant be furnished to the association.

NEW SECTION. **Sec.**  A new section is added to chapter 64.38 RCW to read as follows:

(1) A homeowners' association may require any lot owner intending to lease the owner's lot to use a tenant screening service or obtain background information, including criminal history, on a prospective tenant, at the owner's sole cost and expense, prior to the owner entering into a lease agreement with a prospective tenant.

(2) An association may require proof that the tenant screening requirement has been fulfilled or that the background information on a prospective tenant has been obtained by the owner intending to lease the owner's lot.

(3) An association may not require that a copy of the tenant screening report or any background information pertaining to a tenant be furnished to the association.

NEW SECTION. **Sec.**  A new section is added to chapter 64.90 RCW to read as follows:

(1) A unit owners association may require any unit owner intending to lease the owner's unit to use a tenant screening service or obtain background information, including criminal history, on a prospective tenant, at the owner's sole cost and expense, prior to the owner entering into a lease agreement with a prospective tenant.

(2) An association may require proof that the tenant screening requirement has been fulfilled or that the background information on a prospective tenant has been obtained by the owner intending to lease the owner's unit.

(3) An association may not require that a copy of the tenant screening report or any background information pertaining to a tenant be furnished to the association.

**--- END ---**