
SUBSTITUTE HOUSE BILL 1529

State of Washington

63rd Legislature

2013 Regular Session

By House Judiciary (originally sponsored by Representatives Stanford, Jinkins, McCoy, Riccelli, Fitzgibbon, Reykdal, Pollet, Orwall, and Roberts)

READ FIRST TIME 02/22/13.

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

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

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

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

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

16 ((+2)) (3) A tenant screening service provider who discloses
17 information in violation of subsection (1) of this section or a
18 landlord who refuses to enter into a rental agreement in violation of
19 subsection (2) of this section may be liable to the tenant or applicant

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

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