

1043-S

Sponsor(s): House Committee on Law & Justice (originally sponsored by Representatives Schoesler, Dunn and Smith)

Brief Title: Requiring the state landlord/tenant act to preempt all other local landlord/tenant acts.

HB 1043-S - DIGEST

(DIGEST AS PASSED LEGISLATURE)

Declares that the state of Washington fully occupies and preempts the entire field of landlord-tenant regulation within the boundaries of the state.

Provides that local laws not in existence as of January 1, 1999, that are inconsistent with, more or less restrictive than, or exceed or fall below the requirements of state law shall not be enacted regardless of the nature of the code, charter, or home rule status of the city, town, county, or other municipality. Local laws in existence as of January 1, 1999, shall not be amended to create inconsistencies with this act.

Does not apply to local laws that are intended to protect tenants from discrimination on the basis of race, ancestry, gender, national origin, marital status, creed, color, age, parental status, participation in a program under section eight of the United States Housing Act (42 USC 1437 (f)) as now or hereafter amended, political ideology, the presence of any sensory, mental or physical disability, or the use of a trained guide dog or service dog by a disabled person.

Does not apply to local ordinances dealing with landlord-tenant relations for houseboats, floating homes, or floating home docks.

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