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ENGROSSED SUBSTITUTE SENATE BILL 6315

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State of Washington

59th Legislature

2006 Regular Session

By Senate Committee on Human Services & Corrections (originally sponsored by Senators Carrell, Benton, Roach, Mulliken, Oke, Schoesler, Schmidt, Regala, Delvin, Stevens, Benson, Sheldon and Esser)

READ FIRST TIME 02/03/06.

1 AN ACT Relating to liability protection for landlords; adding a new  
2 section to chapter 59.18 RCW; and creating new sections.

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

4 NEW SECTION. **Sec. 1.** The legislature finds that, in order to  
5 improve the safety of our communities, more housing needs to be made  
6 available to registered sex offenders. The legislature also finds that  
7 registered sex offenders who reside in close proximity to one another,  
8 or in the same housing or apartment unit, are less likely to reoffend.  
9 The legislature finds that having registered sex offenders reside in  
10 close proximity to each other will improve supervision and monitoring.  
11 The legislature intends to increase the housing available to sex  
12 offenders by providing that landlords who rent to registered sex  
13 offenders shall be immune from civil liability for damages that may  
14 result.

15 NEW SECTION. **Sec. 2.** A new section is added to chapter 59.18 RCW  
16 to read as follows:

17 A landlord who rents to a registered sex offender is immune from  
18 civil liability for damages caused by the tenant if the actions of the

1 tenant that gave rise to civil liability were sex offenses described in  
2 RCW 9.94A.030. In order for a landlord to be protected from liability  
3 as provided under this section, a landlord must disclose to residents  
4 of the property that he or she rents or has a policy of renting to sex  
5 offenders.

6 NEW SECTION. **Sec. 3.** (1) The Washington association of sheriffs  
7 and police chiefs shall conduct a study on sex offender registration  
8 and sex offender housing laws in every state. The study may be limited  
9 to a review and analysis of each state's laws regarding: (a) Whether  
10 and how often sex offenders are required to report in person to law  
11 enforcement; (b) whether and how often law enforcement is required to  
12 make in-person contact with registered sex offenders in the community;  
13 (c) the characteristics of sex offenders subject to registration  
14 requirements; (d) estimates on the costs and benefits of more frequent  
15 in-person contact between law enforcement and sex offenders in the  
16 community; (e) restrictions on or supports for sex offender housing  
17 units in the community regarding housing more than one offender in the  
18 same residence; and (f) the costs and benefits of permitting or  
19 encouraging housing in the community for more than one sex offender in  
20 the same residence.

21 (2) The findings and any recommendations from the study shall be  
22 placed into a final report to the appropriate committees of the  
23 legislature no later than December 31, 2006.

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