
HOUSE BILL 1529

State of Washington

63rd Legislature

2013 Regular Session

By Representatives Stanford, Jinkins, McCoy, Riccelli, Fitzgibbon, Reykdal, Pollet, Orwall, and Roberts

Read first time 01/29/13. Referred to Committee on Judiciary.

1 AN ACT Relating to the disclosure of certain information when
2 screening tenants; amending RCW 59.18.580; and adding a new section to
3 chapter 59.18 RCW.

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

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

7 (1) A tenant screening service provider may not disclose (a) a
8 tenant's, applicant's, or household member's status as a victim of
9 domestic violence, sexual assault, or stalking, or (b) that a tenant or
10 applicant has previously terminated a rental agreement under RCW
11 59.18.575.

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

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

1 subsection (2) of this section may be liable to the tenant or applicant
2 in a civil action for damages sustained by the tenant or applicant.
3 The prevailing party may also recover court costs and reasonable
4 attorneys' fees.

5 ~~((+3))~~ (4) It is a defense to an unlawful detainer action under
6 chapter 59.12 RCW that the action to remove the tenant and recover
7 possession of the premises is in violation of subsection ~~((+1))~~ (2) of
8 this section.

9 ~~((+4))~~ (5) This section does not prohibit adverse housing
10 decisions based upon other lawful factors within the landlord's
11 knowledge.

12 NEW SECTION. Sec. 2. A new section is added to chapter 59.18 RCW
13 to read as follows:

14 (1) A tenant screening company may only report or disclose the
15 following outcomes from an unlawful detainer action of a tenant,
16 applicant, or household member in a tenant screening report:

- 17 (a) Default judgment;
- 18 (b) Consent judgment; or
- 19 (c) Judgment after hearing or trial.

20 (2) A tenant screening company may not report or disclose any other
21 outcome from an unlawful detainer action of a tenant, applicant, or
22 household member including, but not limited to:

- 23 (a) A dismissal after hearing or trial;
- 24 (b) A dismissal other than after a hearing or trial;
- 25 (c) A judgment and reinstatement; or
- 26 (d) An order setting trial, whether or not a writ of restitution
27 was issued.

28 (3) A tenant screening company that discloses information in
29 violation of this section may be liable to the tenant or applicant in
30 a civil action for damages sustained by the tenant or applicant. The
31 prevailing party may also recover court costs and reasonable attorneys'
32 fees.

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