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SENATE BILL 5568

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State of Washington                      63rd Legislature                      2013 Regular Session

By Senators Hobbs, Kohl-Welles, Billig, Frockt, Chase, Harper, Hasegawa, Keiser, Shin, Kline, and Nelson

Read first time 02/04/13. Referred to Committee on Financial Institutions, Housing & Insurance.

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,  
9 applicant, or household member has previously terminated a rental  
10 agreement under RCW 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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