
HOUSE BILL 1101

State of Washington

68th Legislature

2023 Regular Session

By Representatives Taylor, Bergquist, Ramel, and Gregerson

Prefiled 01/06/23. Read first time 01/09/23. Referred to Committee on Housing.

1 AN ACT Relating to tenant screening in common interest
2 communities; adding a new section to chapter 64.32 RCW; adding a new
3 section to chapter 64.34 RCW; adding a new section to chapter 64.38
4 RCW; and adding a new section to chapter 64.90 RCW.

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

6 NEW SECTION. **Sec. 1.** A new section is added to chapter 64.32
7 RCW to read as follows:

8 (1) An association of apartment owners may require any apartment
9 owner intending to lease the owner's apartment to use a tenant
10 screening service or obtain background information, including
11 criminal history, on a prospective tenant, at the owner's sole cost
12 and expense, prior to the owner entering into a lease agreement with
13 a prospective tenant.

14 (2) An association may require proof that the tenant screening
15 requirement has been fulfilled or that the background information on
16 a prospective tenant has been obtained by the owner intending to
17 lease the owner's apartment.

18 (3) An association may not require that a copy of the tenant
19 screening report or any background information pertaining to a tenant
20 be furnished to the association.

1 NEW SECTION. **Sec. 2.** A new section is added to chapter 64.34
2 RCW to read as follows:

3 (1) A unit owners' association may require any unit owner
4 intending to lease the owner's unit to use a tenant screening service
5 or obtain background information, including criminal history, on a
6 prospective tenant, at the owner's sole cost and expense, prior to
7 the owner entering into a lease agreement with a prospective tenant.

8 (2) An association may require proof that the tenant screening
9 requirement has been fulfilled or that the background information on
10 a prospective tenant has been obtained by the owner intending to
11 lease the owner's unit.

12 (3) An association may not require that a copy of the tenant
13 screening report or any background information pertaining to a tenant
14 be furnished to the association.

15 NEW SECTION. **Sec. 3.** A new section is added to chapter 64.38
16 RCW to read as follows:

17 (1) A homeowners' association may require any lot owner intending
18 to lease the owner's lot to use a tenant screening service or obtain
19 background information, including criminal history, on a prospective
20 tenant, at the owner's sole cost and expense, prior to the owner
21 entering into a lease agreement with a prospective tenant.

22 (2) An association may require proof that the tenant screening
23 requirement has been fulfilled or that the background information on
24 a prospective tenant has been obtained by the owner intending to
25 lease the owner's lot.

26 (3) An association may not require that a copy of the tenant
27 screening report or any background information pertaining to a tenant
28 be furnished to the association.

29 NEW SECTION. **Sec. 4.** A new section is added to chapter 64.90
30 RCW to read as follows:

31 (1) A unit owners association may require any unit owner
32 intending to lease the owner's unit to use a tenant screening service
33 or obtain background information, including criminal history, on a
34 prospective tenant, at the owner's sole cost and expense, prior to
35 the owner entering into a lease agreement with a prospective tenant.

36 (2) An association may require proof that the tenant screening
37 requirement has been fulfilled or that the background information on

1 a prospective tenant has been obtained by the owner intending to
2 lease the owner's unit.

3 (3) An association may not require that a copy of the tenant
4 screening report or any background information pertaining to a tenant
5 be furnished to the association.

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