

Working for Justice Since 1967

Landlord Tenant Law Summary

Merf Ehman,

Executive Director

New State Laws – Source of Income



Ban on Source of Income Discrimination

Landlords cannot refuse to rent to someone because they use rental assistance

Exceptions - > \$1,500

Landlord Mitigation fund



New State Laws - Affordable Housing



- Raised the document recording fee
- Expanded HEN
- Promoted use
 of public lands
 for
 affordable
 housing

Current State Laws

20 day notice to vacate – no reason needed **Tenant Relocation Assistance** – substandard housing only

<u>Lease Reinstatement</u> – pay court costs and fees

<u>Fair Tenant Screening Act</u> – landlord must

provide criteria to rental applicant and reason

denied



Local Laws - Fair Chance Housing



"Regardless of my criminal history I deserve housing. We all deserve housing."

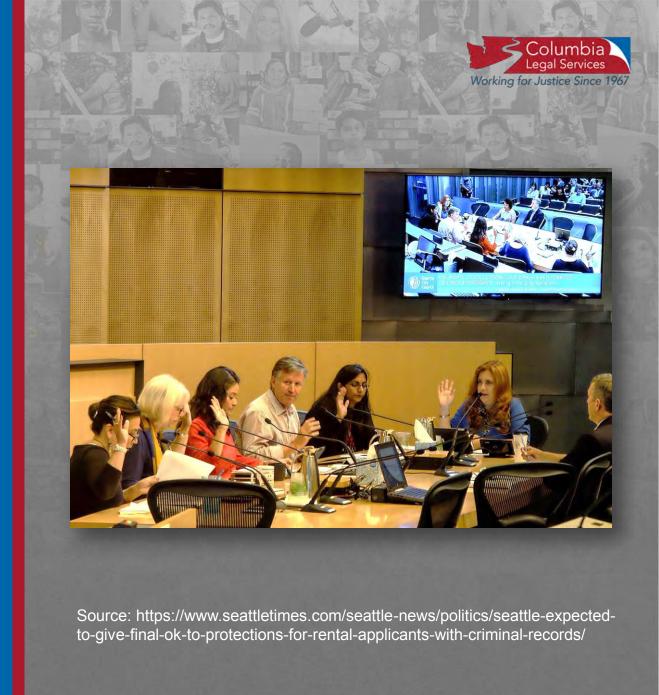
-Zachary Tutwiler, Real Change Homeless Empowerment Project vendor



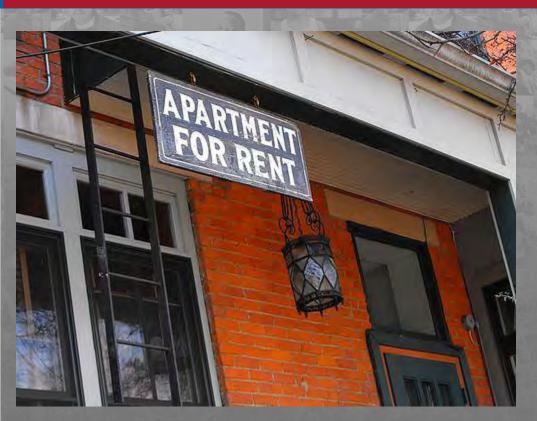
Source: https://www.seattletimes.com/seattle-news/politics/seattle-expected-to-give-final-ok-to-protections-for-rental-applicants-with-criminal-records/

When people are released from behind bars without housing, they are "doomed to the spin cycle" of crime as they struggle to survive on the street.

-Sally Bagshaw, Seattle City Councilmember



First in Time



First qualified applicant gets apartment

Addressing implicit bias

Lawsuit challenging law.



Rental Agreement Regulation, Just Cause and Relocation

RAR

- Regulates amount of deposits/fees
- Copy of info to tenants
- Rent increase notice

Just Cause

 Landlords cannot arbitrarily end a rental agreement.

Relocation

- Provides
 relocation
 assistance to low
 income
 households
 displaced by
 development
- Provides all households with adequate time to move



Thank you

