



Columbia
Legal Services

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



Picture from www.commerce.gov

www.commerce.gov

Current State Laws

20 day notice to vacate – no reason needed

Tenant Relocation Assistance – substandard housing only

Lease Reinstatement – pay court costs and fees

Fair Tenant Screening Act – 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

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



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

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