



Landlord Mitigation Program

This legislation provides landlords with an incentive and additional security to work with tenants that are receiving rental assistance. Landlords may be reimbursed up to \$1,000 for move-in upgrades, up to 14 days of rent loss, and up to \$5,000 in qualifying damages caused by a tenant during tenancy. It went into effect June 7, 2018.

More information about the program, and all forms and requirements are available here: <https://www.commerce.wa.gov/building-infrastructure/housing/landlord-mitigation-program/>

ELIGIBILITY

Any landlord that has screened, approved and offered rental housing to any applicant that will be using any form of housing subsidy program is eligible, except properties operated by housing authorities.

A Move-In Condition Report must be filled out and signed and dated by both the landlord and the tenant(s) prior to move-in.

SUBMITTING A CLAIM

Landlords may submit a Claim Submission Form to the Department of Commerce, with the rental agreement, rental assistance agreement, rental assistance inspection report from the subsidy program, a completed move-in condition report, proof of unpaid charges, photos of damage and invoices for damages on claim.

IMPORTANT NOTE

Any post-move in claim will prohibit the landlord (or any agency on the landlord's behalf) from pursuing legal action for additional monies owed from the tenant at any time in the future.

NEW in 2018

Washington State Landlord Laws

Source of Income Discrimination

Landlord Mitigation Program



Department of Human Services
Housing & Homelessness Division
<https://www.kitsapgov.com/hs/Pages/HH-Housing-and-Homelessness-Landing.aspx>



Source of Income Discrimination

Washington State legislation makes it illegal for landlords to discriminate against tenants based on their source of income to pay the rent. This law went into effect on September 30, 2018.

The full text of the law is included in the Revised Code of Washington, RCW 59.18.255, available at <http://app.leg.wa.gov/RCW/default.aspx?cite=59.18.255>

SOURCE OF INCOME DEFINED

“Source of income” includes any federal, state, and local benefits, such as:

- Social Security
- Temporary Assistance to Needy Families (TANF)
- Veterans benefits
- Rental subsidies from federal, state, or local housing programs, such as Section 8 Vouchers, Housing and Essential Needs (HEN), or Aged Blind and Disabled (ABD)
- Short-term rental assistance from organizations such as Kitsap Community Resources, Catholic Community Services, or any other local housing provider

INCOME CALCULATIONS

Under the new law, when calculating the income required of a tenant to rent, a landlord must now subtract the rental assistance or voucher amount from the total rent before calculating if a prospective tenant’s income level qualifies.

DISCRIMINATION PROHIBITED

Landlords may not:

- Refuse to rent to a prospective tenant because of the sources of income
- Charge more rent to tenants who get their income from a benefit or rental assistance program
- Tell a prospective tenant that a unit is not available when it actually is
- Advertise that a property is for rent only for tenants with certain types of income or advertise that certain types of income are not acceptable

PENALTIES

A prospective tenant may take a landlord to court if they feel that this law has been violated. If a judge agrees that the landlord illegally discriminated against the tenant based on source of income, the judge can award damages of up to four and a half times the amount of the monthly rent, plus costs, and attorney fees.

