

PROTECTIONS

The Washington Human Rights Commission (WSHRC) works to prevent and eliminate discrimination through

- Complaint investigation
- Alternative dispute resolution, and
- Education, training and outreach activities

The **Washington Law Against Discrimination** (WLAD) protects people from unfair housing practices that occur because of their protected class.



WA Protected Classes in Housing include:

- Creed
- Race
- Color
- Sex
- National Origin
- Citizenship/Immigration Status
- Sexual Orientation/Gender Identity
- Veteran/Military Status
- Citizenship or Immigration Status
- The presence of any sensory, mental or physical Disability-Actual or Perceived
- Marital Status (families with children under age 18, or who are expecting a child)
- Retaliation

PROHIBITED PRACTICES

In the Sale and Rental of Housing:

No one may take any of the following actions based on a protected class:

- Refuse to engage in a real estate transaction
- Refuse to negotiate for housing
- Set different terms, conditions or privileges for sale or rental of a dwelling
- Provide different housing services or facilities
- Falsely deny that housing is available for inspection, sale, or rental
- Make housing unavailable or otherwise deny a dwelling
- Advertise or make any statement that indicates a limitation or preference based on protected class
- Deny anyone access to or membership in a facility or service related to the sale or rental of housing
- Set different terms, conditions or privileges in the course of negotiating, executing, or financing a real estate transaction

It is also **unlawful** to:

- **Retaliate** against any individual who files or participates in a housing discrimination complaint
- **Coerce, intimidate, threaten, or interfere** with anyone exercising a fair housing right or assisting others who exercise that right.

PEOPLE WITH DISABILITIES

If you or someone living with you has a **disability**, your housing provider may not:

- Refuse to allow **reasonable modifications** to a dwelling or common area, at your expense, if necessary for the person with the disability to use the housing. In the case of a rental, the landlord may, where it is reasonable to do so, condition permission for a modification on the renter agreeing to restore the interior of the dwelling to the condition that existed before the modification.
- Refuse to make **reasonable accommodation** in rules, policies, practices, or services when such accommodations may be necessary to afford a person with a disability equal opportunity to use and enjoy a dwelling



FILING A COMPLAINT

Everyone has an obligation to comply with the law and a right to seek redress when harm occurs. Complaints alleging violations of RCW 49.60 must be filed within one (1) year. Complaints may be resolved during an investigation subject to agreement between the parties and the WSHRC.

The WSHRC has **no jurisdiction** over employers with fewer than 8 employees, Native American tribes, the federal government, or claims outside of Washington State.



FAIR APPLICATION OF THE LAW

The Washington State Human Rights Commission is a neutral, fact-finding agency; it does not act as an advocate for any party during an investigation, but advocates for the law in the interest of preventing and eliminating discrimination.

WASHINGTON STATE HUMAN RIGHTS COMMISSION LOCATIONS:

HEADQUARTERS

711 S. Capitol Way, Suite 402
PO Box 42490
Olympia, Washington 98504-2490
360-753-6770

SPOKANE

Rock Pointe Plaza III
1330 N. Washington Street, Ste 2460
Spokane, Washington 99201
1-800-233-3247

YAKIMA

1205 Ahtanum Ridge Dr., Suite C
Union Gap, WA 98903

WENATCHEE

519 Grant Rd
East Wenatchee, WA 98802

If you need additional information, have additional questions, or wish to have training for your organization, please contact the WSHRC at 360-753-6770 or 1-800-233-324.

Additional information on this and other civil rights issues can be found on our website at

www.hum.wa.gov



WASHINGTON STATE HUMAN RIGHTS COMMISSION



FAIR HOUSING

The Mission of the Washington State Human Rights Commission is to prevent and eliminate discrimination through the fair application of the law, the efficient use of resources, and the establishment of productive partnerships in the community.

Established in 1949 by the Washington State Legislature, the Washington State Human Rights Commission administers and enforces the Washington State Law Against Discrimination.
Chapter 19.60 RCW