

# Fair Housing in Washington State



## Top 100 Frequently Asked Questions & Answers for Property Owners and Managers



**Fair Housing  
Partners of  
Washington State**



# Introduction

We have developed this guidebook to assist you in understanding and complying with fair housing laws. We hope you will find this information helpful in your efforts to provide fair housing for all. If your question is not answered here, please contact your local fair housing agency.

This guidebook is also available online at [www.metrokc.gov/dias/ocre](http://www.metrokc.gov/dias/ocre). The Fair Housing Partners have also collaborated to create other resources for housing providers –

- **Sample Policy: Tenant on Tenant Harassment**
- **Sample Policy: Reasonable Accommodations for People with Disabilities**
- **Sample Policy: Service Animals**
- **Disability Access Resources**
- **Sample Policy: Domestic Violence & Fair Housing**
- **Fair housing posters**
- **Fair Housing Update – free online quarterly newsletter**

This guidebook is also available in CD format. To share your comments about this guidebook, please contact the King County Office of Civil Rights, 206-296-7592, TTY 296-7596, or [Civil-Rights.OCR@kingcounty.gov](mailto:Civil-Rights.OCR@kingcounty.gov).

## **FAIR HOUSING PARTNERS OF WASHINGTON STATE**

**Washington State Human Rights Commission  
King County Office of Civil Rights  
Seattle Office for Civil Rights  
Tacoma Human Rights and Human Services Department  
Fair Housing Center of Washington  
Northwest Fair Housing Alliance**

*This information does not constitute legal advice. The fair housing laws are subject to change. Please consult with one of the fair housing agencies if you have questions about this topic.*

**AVAILABLE IN ALTERNATE FORMATS UPON REQUEST  
CONTACT KING COUNTY OFFICE OF CIVIL RIGHTS  
206-296-7592, TTY 206-296-7596, [Civil-Rights.OCR@kingcounty.gov](mailto:Civil-Rights.OCR@kingcounty.gov)**



# Contents

## **CHAPTER ONE: FAIR HOUSING BASICS**

Section A: A Brief History	1
.....	
Section B: Fair Housing Laws	1
.....	

## **CHAPTER TWO: FILLING YOUR VACANCIES**

Section A: Advertising	5
.....	
Section B: Application and Screening	7
.....	

## **CHAPTER THREE: POLICIES & RULES**

Section A: Tenancy Policies and Rules	12
.....	
Section B: Harassment	15
.....	
Section C: Tenant-on-Tenant Harassment	16
.....	
Section D: Domestic Violence Issues	17
.....	
Section E: Retaliation	18
.....	

## **CHAPTER FOUR: PEOPLE WITH DISABILITIES**

Section A: Disability Law 101	19
.....	
Section B: Welcoming People with Disabilities	20
.....	
Section C: Reasonable Accommodations & Modifications ....	22
Section D: Accessibility Requirements	29
.....	

**CHAPTER FIVE: FAMILIES WITH CHILDREN**

Section A: Welcoming Families with Children 31  
.....  
Section B: Occupancy Standards & Surcharges 33  
.....  
Section C: Family Friendly Rules & Regulations 34  
.....

**CHAPTER SIX: OTHER PROTECTED CLASSES**

Section A: Housing for Older Persons 36  
.....  
Section B: Sexual Orientation & Gender Identity ..... 40  
Section C: Participation in Section 8 Program ..... 42  
Section D: Veteran/Military Status 44  
.....

**APPENDICES**

App. A: Fair Housing Agency Chart  
App. B: Alternative Screening Documents  
App. C: Common Disability Accommodations & Modifications  
App. D: Glossary