

**HB 2736 A -A3 STAFF MEASURE SUMMARY**  
**Senate Committee On Housing and Development**

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**Prepared By:** Devin Edwards, LPRO Analyst

**Meeting Dates:** 5/11, 5/25

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**WHAT THE MEASURE DOES:**

Requires landlords to notify tenants about state and federal discrimination laws and how tenants may file discrimination complaints. Requires prominent posting of notices in common areas for landlords of buildings with 11 or more residential dwelling units. Directs Bureau of Labor and Industries to prescribe form of notice by November 15, 2021. Applies notice requirements on January 1, 2022 or February 1, 2022, depending on date of rental agreement execution. Declares emergency, effective on passage.

**ISSUES DISCUSSED:**

- -A3 amendment provision that limits individual notice requirements to landlords of larger complexes
- Notice from Bureau of Labor and Industries

**EFFECT OF AMENDMENT:**

-A3 Replaces the measure, except emergency declaration. Requires landlords of residential complexes with 11 or more residential dwelling units to notify tenants and post common area notices about state and federal discrimination laws, and how tenants may file discrimination complaints. Directs Bureau of Labor and Industries to prescribe form of notice by November 15, 2021. Applies notice requirements on January 1, 2022 or February 1, 2022, depending on date of rental agreement execution.

**BACKGROUND:**

The Federal Fair Housing Act (1968) prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on a person's race, color, national origin, religion, sex, familial status, or physical or mental disability. It prohibits housing providers from discriminating against any person in the provision of services and facilities of a rental or dwelling.

House Bill 2736 A requires landlords to notify their tenants about state and federal discrimination laws and how tenants may file discrimination complaints. Landlords of buildings with 11 or more residential dwelling units will be required to prominently post notices in common areas. The Bureau of Labor and Industries must prescribe the form of the notice by November 15, 2021. Tenant notice requirements apply to new rental agreements on or after January 1, 2022; for tenancies existing on January 1, 2022, requirements apply on February 1, 2022. Common area notices must be posted by February 1, 2022.