
SECOND SUBSTITUTE HOUSE BILL 1024

State of Washington

63rd Legislature

2013 Regular Session

By House Appropriations Subcommittee on General Government (originally sponsored by Representatives Moeller, Appleton, Ryu, Haigh, Cody, and Upthegrove; by request of Human Rights Commission)

READ FIRST TIME 03/01/13.

1 AN ACT Relating to service animals; amending RCW 49.60.218,
2 49.60.222, 49.60.223, 49.60.224, and 49.60.225; reenacting and amending
3 RCW 49.60.040; and creating new sections.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

5 NEW SECTION. **Sec. 1.** The legislature finds that existing state
6 law is in conflict with the federal fair housing amendments act of 1988
7 (42 U.S.C. Sec. 3601 et seq.) in respect to animals that assist persons
8 with disabilities for purposes of reasonable accommodation in housing.
9 The legislature intends to provide that the requirements of the federal
10 fair housing amendments act of 1988 and implementing regulations, as
11 they existed on the effective date of this section, consistent with the
12 purposes of this section, govern these animals for purposes of
13 reasonable accommodation in regard to housing.

14 **Sec. 2.** RCW 49.60.040 and 2009 c 187 s 3 are each reenacted and
15 amended to read as follows:

16 The definitions in this section apply throughout this chapter
17 unless the context clearly requires otherwise.

1 (1) "Aggrieved person" means any person who: (a) Claims to have
2 been injured by an unfair practice in a real estate transaction; or (b)
3 believes that he or she will be injured by an unfair practice in a real
4 estate transaction that is about to occur.

5 (2) "Any place of public resort, accommodation, assemblage, or
6 amusement" includes, but is not limited to, any place, licensed or
7 unlicensed, kept for gain, hire, or reward, or where charges are made
8 for admission, service, occupancy, or use of any property or
9 facilities, whether conducted for the entertainment, housing, or
10 lodging of transient guests, or for the benefit, use, or accommodation
11 of those seeking health, recreation, or rest, or for the burial or
12 other disposition of human remains, or for the sale of goods,
13 merchandise, services, or personal property, or for the rendering of
14 personal services, or for public conveyance or transportation on land,
15 water, or in the air, including the stations and terminals thereof and
16 the garaging of vehicles, or where food or beverages of any kind are
17 sold for consumption on the premises, or where public amusement,
18 entertainment, sports, or recreation of any kind is offered with or
19 without charge, or where medical service or care is made available, or
20 where the public gathers, congregates, or assembles for amusement,
21 recreation, or public purposes, or public halls, public elevators, and
22 public washrooms of buildings and structures occupied by two or more
23 tenants, or by the owner and one or more tenants, or any public library
24 or educational institution, or schools of special instruction, or
25 nursery schools, or day care centers or children's camps: PROVIDED,
26 That nothing contained in this definition shall be construed to include
27 or apply to any institute, bona fide club, or place of accommodation,
28 which is by its nature distinctly private, including fraternal
29 organizations, though where public use is permitted that use shall be
30 covered by this chapter; nor shall anything contained in this
31 definition apply to any educational facility, columbarium, crematory,
32 mausoleum, or cemetery operated or maintained by a bona fide religious
33 or sectarian institution.

34 (3) "Commission" means the Washington state human rights
35 commission.

36 (4) "Complainant" means the person who files a complaint in a real
37 estate transaction.

1 (5) "Covered multifamily dwelling" means: (a) Buildings consisting
2 of four or more dwelling units if such buildings have one or more
3 elevators; and (b) ground floor dwelling units in other buildings
4 consisting of four or more dwelling units.

5 (6) "Credit transaction" includes any open or closed end credit
6 transaction, whether in the nature of a loan, retail installment
7 transaction, credit card issue or charge, or otherwise, and whether for
8 personal or for business purposes, in which a service, finance, or
9 interest charge is imposed, or which provides for repayment in
10 scheduled payments, when such credit is extended in the regular course
11 of any trade or commerce, including but not limited to transactions by
12 banks, savings and loan associations or other financial lending
13 institutions of whatever nature, stock brokers, or by a merchant or
14 mercantile establishment which as part of its ordinary business permits
15 or provides that payment for purchases of property or service therefrom
16 may be deferred.

17 (7)(a) "Disability" means the presence of a sensory, mental, or
18 physical impairment that:

- 19 (i) Is medically cognizable or diagnosable; or
- 20 (ii) Exists as a record or history; or
- 21 (iii) Is perceived to exist whether or not it exists in fact.

22 (b) A disability exists whether it is temporary or permanent,
23 common or uncommon, mitigated or unmitigated, or whether or not it
24 limits the ability to work generally or work at a particular job or
25 whether or not it limits any other activity within the scope of this
26 chapter.

27 (c) For purposes of this definition, "impairment" includes, but is
28 not limited to:

29 (i) Any physiological disorder, or condition, cosmetic
30 disfigurement, or anatomical loss affecting one or more of the
31 following body systems: Neurological, musculoskeletal, special sense
32 organs, respiratory, including speech organs, cardiovascular,
33 reproductive, digestive, genitor-urinary, hemic and lymphatic, skin,
34 and endocrine; or

35 (ii) Any mental, developmental, traumatic, or psychological
36 disorder, including but not limited to cognitive limitation, organic
37 brain syndrome, emotional or mental illness, and specific learning
38 disabilities.

1 (d) Only for the purposes of qualifying for reasonable
2 accommodation in employment, an impairment must be known or shown
3 through an interactive process to exist in fact and:

4 (i) The impairment must have a substantially limiting effect upon
5 the individual's ability to perform his or her job, the individual's
6 ability to apply or be considered for a job, or the individual's access
7 to equal benefits, privileges, or terms or conditions of employment; or

8 (ii) The employee must have put the employer on notice of the
9 existence of an impairment, and medical documentation must establish a
10 reasonable likelihood that engaging in job functions without an
11 accommodation would aggravate the impairment to the extent that it
12 would create a substantially limiting effect.

13 (e) For purposes of (d) of this subsection, a limitation is not
14 substantial if it has only a trivial effect.

15 (8) "Dog guide" means a dog that is trained for the purpose of
16 guiding blind persons or a dog that is trained for the purpose of
17 assisting hearing impaired persons.

18 (9) "Dwelling" means any building, structure, or portion thereof
19 that is occupied as, or designed or intended for occupancy as, a
20 residence by one or more families, and any vacant land that is offered
21 for sale or lease for the construction or location thereon of any such
22 building, structure, or portion thereof.

23 (10) "Employee" does not include any individual employed by his or
24 her parents, spouse, or child, or in the domestic service of any
25 person.

26 (11) "Employer" includes any person acting in the interest of an
27 employer, directly or indirectly, who employs eight or more persons,
28 and does not include any religious or sectarian organization not
29 organized for private profit.

30 (12) "Employment agency" includes any person undertaking with or
31 without compensation to recruit, procure, refer, or place employees for
32 an employer.

33 (13) "Families with children status" means one or more individuals
34 who have not attained the age of eighteen years being domiciled with a
35 parent or another person having legal custody of such individual or
36 individuals, or with the designee of such parent or other person having
37 such legal custody, with the written permission of such parent or other

1 person. Families with children status also applies to any person who
2 is pregnant or is in the process of securing legal custody of any
3 individual who has not attained the age of eighteen years.

4 (14) "Full enjoyment of" includes the right to purchase any
5 service, commodity, or article of personal property offered or sold on,
6 or by, any establishment to the public, and the admission of any person
7 to accommodations, advantages, facilities, or privileges of any place
8 of public resort, accommodation, assemblage, or amusement, without acts
9 directly or indirectly causing persons of any particular race, creed,
10 color, sex, sexual orientation, national origin, or with any sensory,
11 mental, or physical disability, or the use of a trained dog guide or
12 service animal by a person with a disability, to be treated as not
13 welcome, accepted, desired, or solicited.

14 (15) "Honorably discharged veteran or military status" means a
15 person who is:

16 (a) A veteran, as defined in RCW 41.04.007; or

17 (b) An active or reserve member in any branch of the armed forces
18 of the United States, including the national guard, coast guard, and
19 armed forces reserves.

20 (16) "Labor organization" includes any organization which exists
21 for the purpose, in whole or in part, of dealing with employers
22 concerning grievances or terms or conditions of employment, or for
23 other mutual aid or protection in connection with employment.

24 (17) "Marital status" means the legal status of being married,
25 single, separated, divorced, or widowed.

26 (18) "National origin" includes "ancestry."

27 (19) "Person" includes one or more individuals, partnerships,
28 associations, organizations, corporations, cooperatives, legal
29 representatives, trustees and receivers, or any group of persons; it
30 includes any owner, lessee, proprietor, manager, agent, or employee,
31 whether one or more natural persons; and further includes any political
32 or civil subdivisions of the state and any agency or instrumentality of
33 the state or of any political or civil subdivision thereof.

34 (20) "Premises" means the interior or exterior spaces, parts,
35 components, or elements of a building, including individual dwelling
36 units and the public and common use areas of a building.

37 (21) "Real estate transaction" includes the sale, appraisal,

1 brokering, exchange, purchase, rental, or lease of real property,
2 transacting or applying for a real estate loan, or the provision of
3 brokerage services.

4 (22) "Real property" includes buildings, structures, dwellings,
5 real estate, lands, tenements, leaseholds, interests in real estate
6 cooperatives, condominiums, and hereditaments, corporeal and
7 incorporeal, or any interest therein.

8 (23) "Respondent" means any person accused in a complaint or
9 amended complaint of an unfair practice in a real estate transaction.

10 (24) "Service animal" means an animal that is trained for the
11 purpose of assisting or accommodating a sensory, mental, or physical
12 disability of a person with a disability. This subsection does not
13 apply to unfair practices in real estate transactions under RCW
14 49.60.222, 49.60.223, 49.60.224, and 49.60.225. RCW 49.60.222(2)(b)
15 applies to unfair practices related to the use of an animal that is
16 necessary as a reasonable accommodation in real estate transactions.

17 (25) "Sex" means gender.

18 (26) "Sexual orientation" means heterosexuality, homosexuality,
19 bisexuality, and gender expression or identity. As used in this
20 definition, "gender expression or identity" means having or being
21 perceived as having a gender identity, self-image, appearance,
22 behavior, or expression, whether or not that gender identity, self-
23 image, appearance, behavior, or expression is different from that
24 traditionally associated with the sex assigned to that person at birth.

25 **Sec. 3.** RCW 49.60.218 and 2011 c 237 s 2 are each amended to read
26 as follows:

27 (1) It shall be an unfair practice for any person or the person's
28 agent or employee to commit an act which directly or indirectly results
29 in any distinction, restriction, or discrimination, or the requiring of
30 any person to pay a larger sum than the uniform rates charged other
31 persons, or the refusing or withholding from any person the admission,
32 patronage, custom, presence, frequenting, dwelling, staying, or lodging
33 in any food establishment, except for conditions and limitations
34 established by law and applicable to all persons, on the basis of the
35 use of a dog guide or service animal by a person with a disability:
36 PROVIDED, That this section shall not be construed to require
37 structural changes, modifications, or additions to make any place

1 accessible to a person with a disability except as otherwise required
2 by law: PROVIDED, That behavior or actions constituting a risk to
3 property or other persons can be grounds for refusal and shall not
4 constitute an unfair practice.

5 (2) A food establishment shall make reasonable modifications in
6 policies, practices, or procedures to permit the use of a miniature
7 horse by an individual with a disability in accordance with subsection
8 (1) of this section if the miniature horse has been individually
9 trained to do work or perform tasks for the benefit of the individual
10 with a disability. In determining whether reasonable modifications in
11 policies, practices, or procedures can be made to allow a miniature
12 horse into a facility, a food establishment shall act in accordance
13 with all applicable laws and regulations.

14 (3) For the purposes of this section:

15 (a)(i) "Service animal" means any dog that is individually trained
16 to do work or perform tasks for the benefit of an individual with a
17 disability, including a physical, sensory, psychiatric, intellectual,
18 or other mental disability. Except as provided in subsection (2) of
19 this section, other species of animals, whether wild or domestic,
20 trained or untrained, are not service animals. The work or tasks
21 performed by a service animal must be directly related to the
22 individual's disability. Examples of work or tasks include, but are
23 not limited to, assisting individuals who are blind or have low vision
24 with navigation and other tasks, alerting individuals who are deaf or
25 hard of hearing to the presence of people or sounds, providing
26 nonviolent protection or rescue work, pulling a wheelchair, assisting
27 an individual during a seizure, alerting individuals to the presence of
28 allergens, retrieving items such as medicine or the telephone,
29 providing physical support and assistance with balance and stability to
30 individuals with mobility disabilities, and helping persons with
31 psychiatric and neurological disabilities by preventing or interrupting
32 impulsive or destructive behaviors. The crime deterrent effects of an
33 animal's presence and the provision of emotional support, well-being,
34 comfort, or companionship do not constitute work or tasks.

35 (ii) The definition of "service animal" in (a)(i) of this
36 subsection applies only to food establishments, and does not apply to
37 unfair practices in real estate transactions under RCW 49.60.222,

1 49.60.223, 49.60.224, and 49.60.225. RCW 49.60.222(2)(b) applies to
2 unfair practices related to the use of an animal that is necessary as
3 a reasonable accommodation in real estate transactions.

4 (b) "Food establishment" means a place of business that sells or
5 serves food for human consumption with a North American industry
6 classification system code within "445110," "445120," "445210,"
7 "445220," "445230," "445291," "445292," "445299," "452910," "722110,"
8 "722211," "722212," "722213," or "722410."

9 **Sec. 4.** RCW 49.60.222 and 2007 c 187 s 13 are each amended to read
10 as follows:

11 (1) It is an unfair practice for any person, whether acting for
12 himself, herself, or another, because of sex, marital status, sexual
13 orientation, race, creed, color, national origin, families with
14 children status, honorably discharged veteran or military status, the
15 presence of any sensory, mental, or physical disability(~~(, or the use~~
16 ~~of a trained dog guide or service animal by a person with a~~
17 ~~disability))):~~

18 (a) To refuse to engage in a real estate transaction with a person;

19 (b) To discriminate against a person in the terms, conditions, or
20 privileges of a real estate transaction or in the furnishing of
21 facilities or services in connection therewith;

22 (c) To refuse to receive or to fail to transmit a bona fide offer
23 to engage in a real estate transaction from a person;

24 (d) To refuse to negotiate for a real estate transaction with a
25 person;

26 (e) To represent to a person that real property is not available
27 for inspection, sale, rental, or lease when in fact it is so available,
28 or to fail to bring a property listing to his or her attention, or to
29 refuse to permit the person to inspect real property;

30 (f) To discriminate in the sale or rental, or to otherwise make
31 unavailable or deny a dwelling, to any person; or to a person residing
32 in or intending to reside in that dwelling after it is sold, rented, or
33 made available; or to any person associated with the person buying or
34 renting;

35 (g) To make, print, circulate, post, or mail, or cause to be so
36 made or published a statement, advertisement, or sign, or to use a form
37 of application for a real estate transaction, or to make a record or

1 inquiry in connection with a prospective real estate transaction, which
2 indicates, directly or indirectly, an intent to make a limitation,
3 specification, or discrimination with respect thereto;

4 (h) To offer, solicit, accept, use, or retain a listing of real
5 property with the understanding that a person may be discriminated
6 against in a real estate transaction or in the furnishing of facilities
7 or services in connection therewith;

8 (i) To expel a person from occupancy of real property;

9 (j) To discriminate in the course of negotiating, executing, or
10 financing a real estate transaction whether by mortgage, deed of trust,
11 contract, or other instrument imposing a lien or other security in real
12 property, or in negotiating or executing any item or service related
13 thereto including issuance of title insurance, mortgage insurance, loan
14 guarantee, or other aspect of the transaction. Nothing in this section
15 shall limit the effect of RCW 49.60.176 relating to unfair practices in
16 credit transactions; or

17 (k) To attempt to do any of the unfair practices defined in this
18 section.

19 (2) For the purposes of this chapter discrimination based on the
20 presence of any sensory, mental, or physical disability (~~or the use of~~
21 ~~a trained dog guide or service animal by a person who is blind, deaf,~~
22 ~~or physically disabled~~)) includes:

23 (a) A refusal to permit, at the expense of the person with a
24 disability, reasonable modifications of existing premises occupied or
25 to be occupied by such person if such modifications may be necessary to
26 afford such person full enjoyment of the dwelling, except that, in the
27 case of a rental, the landlord may, where it is reasonable to do so,
28 condition permission for a modification on the renter agreeing to
29 restore the interior of the dwelling to the condition that existed
30 before the modification, reasonable wear and tear excepted;

31 (b) To refuse to make reasonable accommodation in rules, policies,
32 practices, or services when such accommodations may be necessary to
33 afford a person with the presence of any sensory, mental, or physical
34 disability (~~and/or the use of a trained dog guide or service animal by~~
35 ~~a person who is blind, deaf, or physically disabled~~)) equal opportunity
36 to use and enjoy a dwelling; or

37 (c) To fail to design and construct covered multifamily dwellings
38 and premises in conformance with the federal fair housing amendments

1 act of 1988 (42 U.S.C. Sec. 3601 et seq.) and all other applicable laws
2 or regulations pertaining to access by persons with any sensory,
3 mental, or physical disability (~~(or use of a trained dog guide or~~
4 ~~service animal)~~). Whenever the requirements of applicable laws or
5 regulations differ, the requirements which require greater
6 accessibility for persons with any sensory, mental, or physical
7 disability shall govern.

8 Nothing in (a) or (b) of this subsection shall apply to: (i) A
9 single-family house rented or leased by the owner if the owner does not
10 own or have an interest in the proceeds of the rental or lease of more
11 than three such single-family houses at one time, the rental or lease
12 occurred without the use of a (~~real-estate~~) broker (~~or~~
13 ~~salesperson~~), as defined in RCW (~~(18.85.010)~~) 18.85.011, and the
14 rental or lease occurred without the publication, posting, or mailing
15 of any advertisement, sign, or statement in violation of subsection
16 (1)(g) of this section; or (ii) rooms or units in dwellings containing
17 living quarters occupied or intended to be occupied by no more than
18 four families living independently of each other if the owner maintains
19 and occupies one of the rooms or units as his or her residence.

20 (3) Notwithstanding any other provision of this chapter, it shall
21 not be an unfair practice or a denial of civil rights for any public or
22 private educational institution to separate the sexes or give
23 preference to or limit use of dormitories, residence halls, or other
24 student housing to persons of one sex or to make distinctions on the
25 basis of marital or families with children status.

26 (4) Except pursuant to subsection (2)(a) of this section, this
27 section shall not be construed to require structural changes,
28 modifications, or additions to make facilities accessible to a person
29 with a disability except as otherwise required by law. Nothing in this
30 section affects the rights, responsibilities, and remedies of landlords
31 and tenants pursuant to chapter 59.18 or 59.20 RCW, including the right
32 to post and enforce reasonable rules of conduct and safety for all
33 tenants and their guests, provided that chapters 59.18 and 59.20 RCW
34 are only affected to the extent they are inconsistent with the
35 nondiscrimination requirements of this chapter. Nothing in this
36 section limits the applicability of any reasonable federal, state, or
37 local restrictions regarding the maximum number of occupants permitted
38 to occupy a dwelling.

1 (5) Notwithstanding any other provision of this chapter, it shall
2 not be an unfair practice for any public establishment providing for
3 accommodations offered for the full enjoyment of transient guests as
4 defined by RCW 9.91.010(1)(c) to make distinctions on the basis of
5 families with children status. Nothing in this section shall limit the
6 effect of RCW 49.60.215 relating to unfair practices in places of
7 public accommodation.

8 (6) Nothing in this chapter prohibiting discrimination based on
9 families with children status applies to housing for older persons as
10 defined by the federal fair housing amendments act of 1988, 42 U.S.C.
11 Sec. 3607(b)(1) through (3), as amended by the housing for older
12 persons act of 1995, P.L. 104-76, as enacted on December 28, 1995.
13 Nothing in this chapter authorizes requirements for housing for older
14 persons different than the requirements in the federal fair housing
15 amendments act of 1988, 42 U.S.C. Sec. 3607(b)(1) through (3), as
16 amended by the housing for older persons act of 1995, P.L. 104-76, as
17 enacted on December 28, 1995.

18 (7) Nothing in this chapter shall apply to real estate transactions
19 involving the sharing of a dwelling unit, or rental or sublease of a
20 portion of a dwelling unit, when the dwelling unit is to be occupied by
21 the owner or sublessor. For purposes of this section, "dwelling unit"
22 has the same meaning as in RCW 59.18.030.

23 **Sec. 5.** RCW 49.60.223 and 2007 c 187 s 14 are each amended to read
24 as follows:

25 It is an unfair practice for any person, for profit, to induce or
26 attempt to induce any person to sell or rent any real property by
27 representations regarding the entry or prospective entry into the
28 neighborhood of a person or persons of a particular race, creed, color,
29 sex, national origin, sexual orientation, families with children
30 status, honorably discharged veteran or military status, or with any
31 sensory, mental, or physical disability (~~(and/or the use of a trained
32 dog guide or service animal by a person who is blind, deaf, or
33 physically disabled)~~)).

34 **Sec. 6.** RCW 49.60.224 and 2007 c 187 s 15 are each amended to read
35 as follows:

36 (1) Every provision in a written instrument relating to real

1 property which purports to forbid or restrict the conveyance,
2 encumbrance, occupancy, or lease thereof to individuals of a specified
3 race, creed, color, sex, national origin, sexual orientation, families
4 with children status, honorably discharged veteran or military status,
5 or with any sensory, mental, or physical disability (~~or the use of a~~
6 ~~trained dog guide or service animal by a person who is blind, deaf, or~~
7 ~~physically disabled~~)), and every condition, restriction, or
8 prohibition, including a right of entry or possibility of reverter,
9 which directly or indirectly limits the use or occupancy of real
10 property on the basis of race, creed, color, sex, national origin,
11 sexual orientation, families with children status, honorably discharged
12 veteran or military status, or the presence of any sensory, mental, or
13 physical disability (~~or the use of a trained dog guide or service~~
14 ~~animal by a person who is blind, deaf, or physically disabled~~) is
15 void.

16 (2) It is an unfair practice to insert in a written instrument
17 relating to real property a provision that is void under this section
18 or to honor or attempt to honor such a provision in the chain of title.

19 **Sec. 7.** RCW 49.60.225 and 2007 c 187 s 16 are each amended to read
20 as follows:

21 (1) When a reasonable cause determination has been made under RCW
22 49.60.240 that an unfair practice in a real estate transaction has been
23 committed and a finding has been made that the respondent has engaged
24 in any unfair practice under RCW 49.60.250, the administrative law
25 judge shall promptly issue an order for such relief suffered by the
26 aggrieved person as may be appropriate, which may include actual
27 damages as provided by the federal fair housing amendments act of 1988
28 (42 U.S.C. Sec. 3601 et seq.), and injunctive or other equitable
29 relief. Such order may, to further the public interest, assess a civil
30 penalty against the respondent:

31 (a) In an amount up to ten thousand dollars if the respondent has
32 not been determined to have committed any prior unfair practice in a
33 real estate transaction;

34 (b) In an amount up to twenty-five thousand dollars if the
35 respondent has been determined to have committed one other unfair
36 practice in a real estate transaction during the five-year period
37 ending on the date of the filing of this charge; or

1 (c) In an amount up to fifty thousand dollars if the respondent has
2 been determined to have committed two or more unfair practices in a
3 real estate transaction during the seven-year period ending on the date
4 of the filing of this charge, for loss of the right secured by RCW
5 49.60.010, 49.60.030, 49.60.040, and 49.60.222 through 49.60.224, as
6 now or hereafter amended, to be free from discrimination in real
7 property transactions because of sex, marital status, race, creed,
8 color, national origin, sexual orientation, families with children
9 status, honorably discharged veteran or military status, or the
10 presence of any sensory, mental, or physical disability (~~or the use of~~
11 ~~a trained dog guide or service animal by a person who is blind, deaf,~~
12 ~~or physically disabled~~). Enforcement of the order and appeal
13 therefrom by the complainant or respondent may be made as provided in
14 RCW 49.60.260 and 49.60.270. If acts constituting the unfair practice
15 in a real estate transaction that is the object of the charge are
16 determined to have been committed by the same natural person who has
17 been previously determined to have committed acts constituting an
18 unfair practice in a real estate transaction, then the civil penalty of
19 up to fifty thousand dollars may be imposed without regard to the
20 period of time within which any subsequent unfair practice in a real
21 estate transaction occurred. All civil penalties assessed under this
22 section shall be paid into the state treasury and credited to the
23 general fund.

24 (2) Such order shall not affect any contract, sale, conveyance,
25 encumbrance, or lease consummated before the issuance of an order that
26 involves a bona fide purchaser, encumbrancer, or tenant who does not
27 have actual notice of the charge filed under this chapter.

28 (3) Notwithstanding any other provision of this chapter, persons
29 awarded damages under this section may not receive additional damages
30 pursuant to RCW 49.60.250.

31 NEW SECTION. **Sec. 8.** The human rights commission may adopt rules
32 necessary to implement this act.

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