

ORDINANCE No. 114864

COUNCIL BILL No. C.B. 10715

The City

AN ORDINANCE relating to discrimination in housing and public accommodations, amending Seattle Municipal Code (SMC) Chapter 14.08 (Open Housing Ordinance 104839 as last amended by Ordinance 113610), to prohibit discrimination against holders of Section 8 rent certificates, by amending SMC Sections 14.08.020, 14.08.040, 14.08.050, 14.08.060, 14.08.070, 14.08.080, 14.08.090, and 14.080.190.

HHS 12/9/89

PASS 4-0

Honorable President:

Your Committee on \_\_\_\_\_

to which was referred the within C report that we have considered the

COMPTROLLER FILE No. \_\_\_\_\_

Introduced: <i>Dec 04, 1989</i>	By: <i>Nolan</i>
Referred: <i>dec 04, 1989</i>	To: <i>Housing &amp; Home Services</i>
Referred:	To:
Referred:	To:
Reported: <i>DEC 11 1989</i>	Second Reading: <i>DEC 11 1989</i>
Third Reading: <i>DEC 11 1989</i>	Signed: <i>DEC 11 1989</i>
Presented to Mayor: <i>DEC 2 1989</i>	Approved:
Returned to City Clerk:	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

# The City of Seattle--Legislative Department

## REPORT OF COMMITTEE

Date Reported  
and Adopted

to President:

Committee on \_\_\_\_\_

was referred the within Council Bill No. \_\_\_\_\_

that we have considered the same and respectfully recommend that the same:

Vote 8-0

\_\_\_\_\_  
Committee Chair

SMW:jrs  
12/04/89  
SMC.ord

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ORDINANCE 114864

AN ORDINANCE relating to discrimination in housing and public accommodations, amending Seattle Municipal Code (SMC) Chapter 14.08 (Open Housing Ordinance 104839 as last amended by ordinance 113610), to prohibit discrimination against holders of Section 8 rent certificates, by amending SMC Sections 14.08.020, 14.08.040, 14.08.050, 14.08.060, 14.08.070, 14.08.080, 14.08.090, and 14.08.190.

BE IT ORDAINED BY THE CITY AS FOLLOWS:

Section 1. Section 14.08.020 of the Seattle Municipal Code (Ordinance 104839 § 2) is amended as follows:

**14.08.020 Definitions.**

Definitions as used in this chapter, unless additional meaning clearly appears from the context, shall have the meanings subscribed:

A. "Charging party" means the person aggrieved by an unfair practice, or the person making a charge on another person's behalf, or the Director when the Director files a charge.

B. "City" means The City of Seattle.

C. "City department" means any agency, office, board of commission of the City, or any department employee acting on its behalf, but shall not mean a public corporation chartered under Ordinance 103387, or its successor ordinances, or any contractor, consultant, or concessionaire or lessee.

D. "Commission" means the Seattle Human Rights Commission.

E. "Department" means the Department of Human Rights of the City.

F. "Director" means the Director of Human Rights.

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2 G. "Discrimination" means any conduct, whether by  
3 single act or as part of a practice, the effect of which is  
4 to adversely affect or differentiate between or among  
5 individuals or groups of individuals, because of race,  
6 color, creed, religion, ancestry, national origin, age, sex,  
7 marital status, parental status, sexual orientation,  
8 political ideology, possession or use of a Section 8 rent  
9 certificate, ((e)) the presence of any sensory, mental or  
10 physical handicap or the use of a trained guide or service  
11 dog by a handicapped person.

12 H. "Dwelling" includes any building containing one  
13 (1) or more dwelling units.

14 I. "Dwelling unit" includes a suite of rooms for  
15 occupancy by one (1) family containing space for living,  
16 sleeping and preparation of food, and containing toilet and  
17 bathing facilities.

18 J. "Full enjoyment of" includes the right to purchase  
19 any service, commodity, or article of personal property  
20 offered or sold on, or by, any establishment to the public,  
21 and the admission of any person to accommodations,  
22 advantages, facilities, or privileges of any place of public  
23 resort, accommodation, assemblage, or amusement, without  
24 acts directly or indirectly causing persons of any  
25 particular race, color, sex, marital status, parental  
26 status, sexual orientation, political ideology, creed,  
27 religion, national origin, ancestry, persons holding a  
28 Section 8 rent certificate, ((e)) persons with any sensory,  
mental or physical handicap, or ((a)) handicapped persons  
using ((a)) trained guide or service dogs, to be treated as  
not welcome, accepted, desired or solicited.

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2           K.    "Holder" means a person possessing a Section 8  
3 rent certificate.

4           ((K-))L.   "Housing accommodations" includes any  
5 dwelling or dwelling unit, rooming unit, rooming house, lot  
6 or parcel of land in the City which is used, intended to be  
7 used, or arranged or designed to be used as, or improved  
8 with, a residential structure for one (1) or more human  
9 beings.

10           ((L-))M.   "Lender" includes any bank, insurance  
11 company, savings or building and loan association, credit  
12 union, trust company, mortgage company, or other person or  
13 agent thereof, engaged wholly or partly in the business of  
14 lending money for the financing or acquisition,  
15 construction, repair or maintenance of real property.

16           ((M-))N.   "Marital status" means the presence or  
17 absence of a marital relationship and includes the status of  
18 married, separated, divorced, engaged, widowed, single or  
19 cohabitating.

20           ((N-))O.   "Occupant" includes any person who has  
21 established residence or has the right to occupancy of real  
22 property.

23           ((O-))P.   "Owner" includes persons who own, lease,  
24 sublease, rent, operate, manage, have charge of, control or  
25 have the right of ownership, possession, management, charge,  
26 or control of real property on their own behalf or on behalf  
27 of another.

28           ((P-))Q.   "Parental status" means being a parent, step-  
parent, adoptive parent, guardian, foster parent or  
custodian of a minor child or children, which child or  
children shall permanently or temporarily occupy the real

1  
2 estate or shall seek full enjoyment of any place of public  
3 accommodation.

4 ((Q-))R. "Party" includes the person charging or  
5 making a complaint or upon whose behalf a complaint is made  
6 alleging an unfair practice, the person alleged or found to  
7 have committed an unfair practice and the Department of  
8 Human Rights.

9 ((R-))S. "Person" includes one (1) or more  
10 individuals, partnerships, organizations, trade or  
11 professional associations, corporations, legal  
12 representatives, trustees, trustees in bankruptcy and  
13 receivers. It includes any owner, lessee, proprietor,  
14 manager, agent or employee, whether one (1) or more natural  
15 persons, and further includes any political or civil  
16 subdivisions or agency or instrumentality of the City.

17 ((S-))T. "Place of public accommodation" includes, but  
18 is not limited to, any place, licensed or unlicensed, kept  
19 for gain, hire or reward, or where charges are made for  
20 admission, service, occupancy or use of any property or  
21 facilities, whether conducted for the entertainment, housing  
22 or lodging of transient guests, or for the benefit, use or  
23 accommodation of those seeking health, recreation or rest,  
24 or for the burial or other disposition of human remains, or  
25 for the sale of goods, merchandise, services or personal  
26 property, or for the rendering of personal services, or for  
27 public conveyance or transportation on land, water, or in  
28 the air, including the stations and terminals thereof and  
the garaging of vehicles, or where food or beverages of any  
kind are sold for consumption on the premises, or where  
public amusement, entertainment, sports or recreation of any  
kind is offered with or without charge, or where medical

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2 service or care is made available, or where the public  
3 gathers, congregates or assembles for amusement, recreation  
4 or public purposes, or public halls, public elevators, and  
5 public washrooms of buildings and structures occupied by two  
6 (2) or more tenants, or by the owner and one (1) or more  
7 tenants, or any public library or private educational  
8 institution, or private schools of special instruction, or  
9 nursery schools, or day care centers or children's camps.

10 ((T+))U. "Political ideology" means any idea or  
11 belief, or coordinated body of ideas or beliefs, relating to  
12 the purpose, conduct, organization, function or basis of  
13 government and related institutions and activities, whether  
14 or not characteristic of any political party or group. This  
15 term includes membership in a political party or group and  
16 includes conduct, reasonably related to political ideology,  
17 which does not interfere with the property rights of the  
18 landowner as it applies to housing, or which does not cause  
19 substantial and material disruption of the property rights  
20 of the provider of a place of public accommodation.

21 ((U+))V. "Prospective borrower" includes any person  
22 who seeks to borrow money to finance the acquisition,  
23 construction, repair, or maintenance of real property.

24 ((V+))W. "Prospective occupant" includes any person  
25 who seeks to purchase, lease, sublease or rent real  
26 property.

27 ((W+))X. "Real estate agent, salesperson or employee"  
28 includes any person employed by, associated with or acting  
for a real estate broker to perform or assist in the  
performance of any or all of the functions of a real estate  
broker.

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2 ((X+))Y. "Real estate broker" includes any person who  
3 for a fee, commission, or other valuable consideration,  
4 lists for sale, sells, purchases, exchanges, leases or  
5 subleases, rents, or negotiates or offers or attempts to  
6 negotiate the sale, purchase, exchange, lease, sublease or  
7 rental of real property of another, or holds themselves out  
8 as engaged in the business of selling, purchasing,  
9 exchanging, listing, leasing, subleasing, or renting real  
10 property of another.

11 ((Y+))Z. "Real property" includes housing  
12 accommodations, buildings, structures, real estate, lands,  
13 tenements, leaseholds, interests in real estate  
14 cooperatives, condominiums, and hereditaments, corporeal and  
15 incorporeal, or any interest therein.

16 ((Z+))AA. "Respondent" means any person who is alleged  
17 to have committed an unfair practice prohibited by this  
18 chapter.

19 ((AA+))BB. "Rooming unit" includes one (1) or more  
20 rooms within a dwelling unit or rooming house containing  
21 space for living and sleeping.

22 CC. "Section 8 rent certificate" means a document  
23 issued by a government agency declaring the holder thereof  
24 eligible to participate in the Section 8 program and stating  
25 the terms and conditions of such participation.

26 DD. "Section 8" means a federal, state, or local  
27 government program in which a tenant's rent is paid  
28 partially by the government program (through a direct  
contract between the government program and the owner or  
lessor of the real property), and partially by the tenant.

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2 ((BB-))EE. "Sexual orientation" means actual or  
3 perceived male or female heterosexuality, bisexuality,  
4 homosexuality, transsexuality, or transvestism and includes  
5 a person's attitudes, preferences, beliefs and practices  
6 pertaining thereto.

7 Section 2. Section 14.08.040 of the Seattle Municipal  
8 Code (Ordinance 104839 § 3(2)) is amended as follows:

9 **14.08.040 Unfair practices--Generally.**

10 A. No owner, assignee, real estate broker, real  
11 estate agent, salesperson or employee, or other person  
12 having the right to sell, rent, lease, sublease, assign,  
13 transfer, or otherwise dispose of real property, shall  
14 discriminate by undertaking or refusing to sell, rent,  
15 lease, sublease, assign, transfer or otherwise deny to or  
16 withhold from any person or group of persons such real  
17 property, or segregate the use thereof, or represent that  
18 such real property is not available for inspection, when in  
19 fact it is so available, or expel or evict an occupant from  
20 real property because of the person's race, color, creed,  
21 religion, ancestry, national origin, age, sex, marital  
22 status, sexual orientation, parental status, political  
23 ideology, possession or use of a Section 8 rent certificate,  
24 or the presence of any sensory, mental or physical handicap  
25 or the use of a trained guide or service dog by a (~~blind or~~  
26 ~~deaf~~) handicapped person, or to discriminate against or  
27 segregate any person because of such person's race, color,  
28 religion, ancestry, national origin, age, sex, marital  
status, sexual orientation, parental status, political  
ideology, possession or use of a Section 8 rent certificate,  
or the presence of any sensory, mental or physical handicap  
or the use of a trained guide or service dog by a

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2 handicapped person in the terms, conditions or privileges of  
3 the sale, rental, lease, sublease, assignment, transfer or  
4 other disposition of any such real property, including but  
5 not limited to the setting of rates for rental or lease, or  
6 establishment of damage deposits, or other financial  
7 conditions for rental or lease, or in the furnishing of  
8 facilities or services in connection therewith.

9 B. It is an unfair practice to unreasonably prohibit  
10 modifications needed by a handicapped tenant. Whether or  
11 not the landlord permits tenants in general to make  
12 alterations or additions to a structure or fixtures, it is  
13 an unfair practice for a landlord to refuse to allow a  
14 person to make alterations or additions, which are necessary  
15 to make the rental property accessible by handicapped  
16 persons, under the following conditions:

17 1. The landlord is not required to pay for the  
18 alterations, additions, or restoration.

19 2. The landlord may reserve the right to approve  
20 the design, quality, and construction of the alterations or  
21 additions in order to minimize damage to the building and  
22 enforce standards of quality and architectural  
23 compatibility.

24 C. It is an unfair practice for any person or his or  
25 her agent or employee to commit an act which directly or  
26 indirectly requires any person to pay a larger sum than the  
27 uniform rates charged other persons, or to refuse or  
28 withhold from any person the admission, patronage, custom,  
presence, frequenting, dwelling, staying, or lodging in any  
place of public accommodation, or to deny, directly or  
indirectly, any person the full enjoyment of any of the  
goods, services, accommodations, facilities, privileges or

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2 advantages in any place of public accommodation because of  
3 the person's race, color, religion, ancestry, sex, marital  
4 status, parental status, sexual orientation, political  
5 ideology, creed, national origin, possession or use of a  
6 Section 8 rent certificate, sensory, mental or physical  
7 handicap, or the use of a trained guide or service dog by a  
8 handicapped person, except for conditions and limitations  
9 established by law and applicable to all persons regardless  
10 of race, color, religion, ancestry, sex, marital status,  
11 parental status, sexual orientation, political ideology,  
12 creed, national origin, possession or use of a Section 8  
13 rent certificate, sensory, mental or physical handicap, or  
14 the use of a trained guide or service dog by a handicapped  
15 person.

16 D. It is an unfair practice for any person, agent or  
17 employee to print, circulate, post, mail or otherwise cause  
18 directly or indirectly to be published a statement,  
19 advertisement or sign which indicates directly or indirectly  
20 that the full enjoyment of the goods, services, facilities,  
21 privileges, advantages, and accommodations of a place of  
22 public accommodation will be refused, withheld from, denied  
23 or in some manner limited or restricted toward an  
24 individual; or that an individual's patronage of or presence  
25 at a place of public accommodation is objectionable,  
26 unwelcome, unacceptable or undesirable because of a person's  
27 race, color, religion, creed, ancestry, national origin,  
28 sex, marital status, parental status, sexual orientation,  
political ideology, possession or use of a Section 8 rent  
certificate, sensory, mental or physical handicap ((~~or~~  
~~political ideology~~)), or handicapped person's use of a  
trained guide or service dog.

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2 Section 3. Section 14.08.050 of the Seattle Municipal  
3 Code (Ordinance 104839 § 3(3)) is amended as follows:

4 **14.08.050 Refusal or failure to list or show property.**

5 No real estate broker or real estate agent, salesperson  
6 or employee shall because of race, color, religion,  
7 ancestry, national origin, age, sex, marital status, sexual  
8 orientation, parental status, ~~((e))~~ political ideology of,  
9 or possession, use of, or attempt to use a Section 8 rent  
10 certificate by, ~~((e))~~ an occupant, purchaser, prospective  
11 occupant, or prospective purchaser:

12 A. Refuse or intentionally fail to list or  
13 discriminate in listing real property for sale, rent, lease  
14 or sublease;

15 B. Refuse or intentionally fail to show a prospective  
16 occupant real property listed for sale, rental, lease or  
17 sublease;

18 C. Refuse or intentionally fail to accept and/or  
19 transmit to an owner any reasonable offer to purchase,  
20 lease, rent or sublease real property.

21 Section 4. Section 14.08.060 of the Seattle Municipal  
22 Code (Ordinance 104839 § 3(4)) is amended as follows:

23 **14.08.060 Discrimination in application for financial**  
24 **assistance.**

25 No lender, or any agent or employee thereof, to whom  
26 application is made for financial assistance for the  
27 purchase, lease, acquisition, construction, rehabilitation,  
28 repair, or maintenance of any real property shall:

A. Discriminate against any person, prospective  
occupant or tenant of real property in the granting,  
withholding, extending, modifying or renewing, or in the  
rates, terms, conditions or privileges of, any such

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2 financial assistance, or in the extension of services in  
3 connection therewith; or

4 B. Use any form of application for such financial  
5 assistance or make any record of inquiry in connection with  
6 applications for such financial assistance which expresses,  
7 directly or indirectly, any limitation, specification, or  
8 discrimination because of race, color, religion, ancestry,  
9 national origin, sex, age, marital status, sexual  
10 orientation, parental status, ~~((or))~~ political ideology,  
11 possession or use of a Section 8 rent certificate, or the  
12 presence of any sensory, mental or physical handicap or the  
13 use of a trained guide or service dog by a handicapped  
14 ~~((blind or deaf))~~ person, unless required or authorized by  
15 local, state or federal laws or agencies for the purpose of  
16 preventing discrimination in real property; provided that  
17 nothing in this provision shall prohibit any party to a  
18 credit transaction from requesting designation of marital  
19 status for the purpose of considering application of  
20 community property law to the individual case or from taking  
21 reasonable action thereon or from requesting information  
22 regarding age ~~((or))~~, parental status, or possession or use  
23 of a Section 8 rent certificate when such information is  
24 necessary to determine the applicant's ability to repay the  
25 loan.

26 Section 5. Section 14.08.070 of the Seattle Municipal  
27 Code (Ordinance 104839 § 3(5)) is amended as follows:

28 **14.08.070 Unfair inquiries, advertisements or  
harrassment.**

No owner, real estate agent, salesperson or employee,  
real estate broker, or any other person, shall:

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2           A.    Require any information, make or keep any record,  
3 or use any form of application containing questions or  
4 inquiries concerning race, color, religion, ancestry,  
5 national origin, age, sex, marital status, sexual  
6 orientation, parental status, political ideology, possession  
7 or use of a Section 8 rent certificate, ((~~or~~)) the presence  
8 of any sensory, mental or physical handicap, or the use of a  
9 trained guide or service dog by a handicapped (~~(blind or~~  
10 deaf)) person in connection with the sale, rental, lease or  
11 sublease of any real property unless used solely:

12           1.    For making reports required by agencies of  
13 the federal, state or local government for the purposes of  
14 preventing and eliminating discrimination or of overcoming  
15 its effect or for other purposes authorized by federal,  
16 state or local agencies or laws or rules adopted thereunder,

17           2.    As to "marital status," for the purpose of  
18 determining applicability of community property law to the  
19 individual case, and

20           3.    As to "age," for the purpose of determining  
21 that the applicant has attained the age of majority;

22           B.    Publish, circulate, issue or display or cause to  
23 be published, circulated, issued or displayed, any  
24 communication, notice, advertisement, or sign of any kind  
25 relating to the sale, rental, lease, sublease, assignment,  
26 transfer, or listing of real property which indicate any  
27 preference, limitation or specification based on race,  
28 color, religion, ancestry, national origin, age, sex,  
marital status, sexual orientation, parental status,  
political ideology or the presence of any sensory, mental or  
physical handicap, or the use of a trained guide or service  
dog by a handicapped (~~(blind or deaf)~~) person;

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2 C. Aid, abet, incite, compel or coerce the doing of  
3 any act defined in this chapter as an unfair practice; or  
4 intimidate, harass, retaliate, obstruct or discriminate  
5 against a person in any manner because such person has  
6 complied or proposes to comply with provisions of this  
7 chapter or has filed a complaint, testified, or assisted in  
8 any proceeding under this chapter, or any order issued  
9 thereunder, or attempt, either directly or indirectly, to  
10 commit any act defined in this chapter to be an unfair  
11 practice or apply any economic sanctions or deny membership  
12 privileges because of compliance with the provisions of this  
13 chapter.

14 Section 6. Section 14.08.080 of the Seattle Municipal  
15 Code (Ordinance 104839 § 3(6)) is amended as follows:

16 **14.08.080 Unfair inducement to sell or rent -- Steering  
17 persons to particular areas.**

18 No owner, real estate agent, salesperson or employee,  
19 real estate broker, or any other person, shall for profit:

20 A. Promote, induce or attempt to promote or induce  
21 any person to sell or rent any real property by  
22 representation regarding the entry or prospective entry into  
23 the neighborhood or area of a person or persons of a  
24 particular race, color, religion, ancestry, national origin,  
25 age, sex, marital status, sexual orientation, parental  
26 status, political ideology, or who possess, use or attempt  
27 to use a Section 8 rent certificate, or who have ((the  
28 presence of)) any sensory, mental or physical handicap, or  
handicapped persons who ((the)) use ((of)) a trained guide  
or service dog ((by a blind or deaf person));

B. Show or otherwise take any action, the design or  
effect of which is to steer a person or persons to any

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2 section of the City or to particular real property in a  
3 manner tending to segregate or maintain segregation on the  
4 basis of race, color, religion, ancestry, national origin,  
5 age, sex, marital status, sexual orientation, parental  
6 status, political ideology, possession or use of a Section 8  
7 rent certificate, ((or)) the presence of any sensory, mental  
8 or physical handicap, or the use of a trained guide or  
9 service dog by a handicapped (~~(blind or deaf)~~) person.

10 Section 7. Section 14.08.090 of the Seattle Municipal  
Code (Ordinance 104839 § 3(7)) is amended as follows:

11 **14.08.090 Denial of right granted under this chapter --**  
12 **Prohibited.**

13 No person, whether or not acting for profit, shall  
14 harass, intimidate, or otherwise abuse or discriminate  
15 against any person or person's friends or associates because  
16 of the race, color, religion, ancestry, national origin,  
17 age, sex, marital status, sexual orientation, parental  
18 status, political ideology, possession or use of a Section 8  
19 rent certificate, ((or)) the presence of any sensory, mental  
20 or physical handicap, or the use of a trained guide or  
21 service dog (~~(or service dog)~~) by a handicapped person with  
22 the purpose or effect of denying to such person or persons  
23 the rights granted in this chapter or the right to quiet or  
24 peaceful possession or enjoyment of any real property or the  
25 full enjoyment of any place of public accommodation.

26 Section 8. Subsection B of Section 14.08.190  
27 (Ordinance 104839 § 15(B)) is amended as follows:

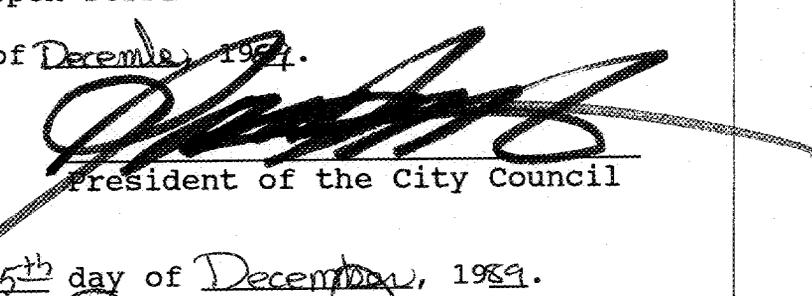
28 B. Be interpreted to prohibit any person from making  
a choice among prospective purchasers or tenants of real  
property on the basis of factors other than race, color,  
religion, ancestry, national origin, age, sex, marital

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2 status, parental status, sexual orientation, political  
3 ideology, creed, possession or use of a Section 8 rent  
4 certificate, or presence of any sensory, mental or physical  
5 handicap, where such factors are not designed, intended or  
6 used to discriminate;

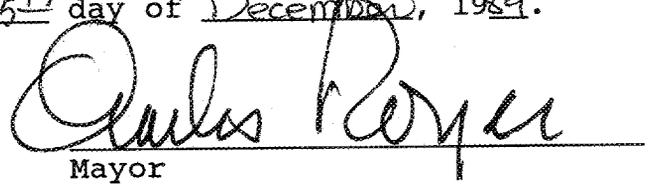
7 \* \* \*

8 Section 9. This ordinance shall take effect and be in  
9 force thirty days from and after its passage and approval,  
10 if approved by the Mayor; otherwise it shall take effect at  
11 the time it shall become a law under the provisions of city  
12 charter.

13 Passed by the City Council the 11<sup>th</sup> day of December  
14 1989, and signed by me in open session in authentication of  
15 its passage this 11<sup>th</sup> day of December, 1989.

16   
17 President of the City Council

18 Approved by me this 15<sup>th</sup> day of December, 1989.

19   
20 Mayor

21 Filed by me this 15<sup>th</sup> day of December, 1989.

22 Attest:

23 Normand J. Brooks  
24 City Comptroller & City Clerk

25 (SEAL)

26 Published \_\_\_\_\_

27 By: Theresa Dunbar  
28 Deputy Clerk

TIME AND DATE STAMP

**SPONSORSHIP**

THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY  
THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:

*Jane Bland*

\_\_\_\_\_  
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**FOR CITY COUNCIL PRESIDENT USE ONLY**

COMMITTEE(S) REFERRED TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
PRESIDENT'S SIGNATURE

STATE OF WASHINGTON - KING COUNTY

22088  
City of Seattle

—ss.

No.

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

ORD: 114864

was published on

12/22/89

The amount of the fee charged for the foregoing publication is the sum of \$ \_\_\_\_\_, which amount has been paid in full.

*Bethany Merris*

Subscribed and sworn to before me on

*Ann Ray* DEC 22 1989

Notary Public for the State of Washington,  
residing in Seattle

# City of Seattle

## ORDINANCE 114811

AN ORDINANCE relating to discrimination in housing and public accommodations, amending Seattle Municipal Code (SMC) Chapter 14.08 (Open Housing Ordinance 104839 as last amended by ordinance 113510), to prohibit discrimination against holders of Section 8 rent certificates, by amending SMC Sections 14.08.020, 14.08.040, 14.08.050, 14.08.060, 14.08.080, 14.08.090, 14.08.100, and 14.08.190.

BE IT ORDAINED BY THE CITY AS FOLLOWS:

Section 1. Section 14.08.020 of the Seattle Municipal Code (Ordinance 104839 § 2) is amended as follows:

### 14.08.020 Definitions.

Definitions as used in this chapter, unless additional meaning clearly appears from the context, shall have the meanings subscribed:

A. "Charging party" means the person aggrieved by an unfair practice, or the person making a charge on another person's behalf, or the Director when the Director files a charge.

B. "City" means The City of Seattle.

C. "City department" means any agency, office, board or commission of the City, or any department employee acting on its behalf, but shall not mean a public corporation chartered under Ordinance 103387, or its successor ordinances, or any contractor, consultant, or concessionaire or lessee.

D. "Commission" means the Seattle Human Rights Commission.

E. "Department" means the Department of Human Rights of The City.

"Director" means the Director of Human Rights.

G. "Discrimination" means any conduct, whether by single act or as part of a practice, the effect of which is to adversely affect or differentiate between or among individuals or groups of individuals, because of race, color, creed, religion, ancestry, national origin, age, sex, marital status, parental status, sexual orientation, political ideology, possession or use of a Section 8 rent certificate, ((or)) the presence of any sensory, mental or physical handicap or the use of a trained guide or service dog by a handicapped person.

H. "Dwelling" includes any building containing one (1) or more dwelling units.

I. "Dwelling unit" includes a suite of rooms for occupancy by one (1) family containing space for living, sleeping and preparation of food, and containing toilet and bathing facilities.

J. "Full enjoyment of" includes the right to purchase any service, commodity, or article of personal property

subdivisions or agency or instrumentality of the City.

((S-))T. "Place of public accommodation" includes, but is not limited to, any place, licensed or unlicensed, kept for gain, hire or reward, or where charges are made for admission, service, occupancy or use of any property or facilities, whether conducted for the entertainment, housing or lodging of transient guests, or for the benefit, use or accommodation of those seeking health, recreation or rest, or for the burial or other disposition of human remains, or for the sale of goods, merchandise, services or personal property, or for the rendering of personal services, or for public conveyance or transportation on land, water, or in the air, including the stations and terminals thereof and the garaging of vehicles, or where food or beverages of any kind are sold for consumption on the premises, or where public amusement, entertainment, sports or recreation of any kind is offered with or without charge, or where medical service or care is made available, or where the public gathers, congregates or assembles for amusement, recreation or public purposes, or public halls, public elevators, and public washrooms of buildings and structures occupied by two (2) or more tenants, or by the owner and one (1) or more tenants, or any public library or private educational institution, or private schools of special instruction, or nursery schools, or day care centers or children's camps.

((E-))U. "Political ideology" means any idea or belief, or coordinated body of ideas or beliefs, relating to the purpose, conduct, organization, function or basis of government and related institutions and activities, whether or not characteristic of any political party or group. This term includes membership in a political party or group and includes conduct, reasonably related to political ideology, which does not interfere with the property rights of the landowner as it applies to housing, or which does not cause substantial and material disruption of the property rights of the provider of a place of public accommodation.

((W-))V. "Prospective borrower" includes any person who seeks to borrow money to finance the acquisition, construction, repair, or maintenance of real property.

((W-))E. "Prospective occupant" includes any person who seeks to purchase, lease, sublease or rent real property.

((W-))L. "Real estate agent, salesperson or employee" includes any person employed by, associated with or acting for a real estate broker to perform or assist in the performance of any or all of the functions of a real estate broker.

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Filed by me this 15th day of December, 1989.  
Arlene NORWARD, BROOKS, City Comptroller and City Clerk.  
(Seen by) THERESA DONOHUE, Deputy Clerk.  
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