



Frequently Asked Questions Comprehensive Reusable Tenant Screening Reports (CRTSR) *Washington State Law (ESB 6413) effective date June 9, 2016*

Q: What is included in a CRTSR?

A: As defined by law, the report must include:

- 1) A consumer credit report prepared within the previous 30 days;
- 2) A criminal history which includes convictions, pending cases, a sex offender registry search and terrorism database search where final disposition occurred within the previous seven years;
- 3) An eviction history containing any records of unlawful detainer actions from the previous seven years;
- 4) An employment verification; and
- 5) An address and rental history.

Q: What am I required to do under the new law?

A: You are required to indicate whether you accept a CRTSR: 1) in your screening criteria, and 2) on the internet homepage maintained by you, where you advertise your property for rent. For example, if ABC Rental Company maintains one website for multiple properties, each property's 'home page' must indicate whether you accept a CRTSR; the statement should not be on ABC Rental Company's main webpage.

Q: What if I use a third party website like Craigslist or Zillow, etc. to advertise my rental property?

A: You do not have to indicate whether you accept a CRTSR on a third party's website that is not maintained by you.

Q: What language do I use to comply with the law?

A: There is no specific language outlined in the law. Our recommendation is to state one of the following depending upon your acceptance:

"We accept comprehensive reusable tenant screening reports"

"We do not accept reusable tenant screening reports"

Q: Does a CRTSR provide less information than a regular tenant screening report?

A: A CRTSR provides as much or more information than a conventional screening report.

Q: Will the CRTSR include a recommendation?

A: At this time we are unaware of any such CRTSR that provides a recommendation unless you have an agreement established with the screening company providing the report.

Q: What if a tenant brings me a paper copy?

A: CRTSRs are accessed electronically through an internet website with a secure portal only. A paper copy is not considered an accepted form.

Q: Am I *required* by law to accept a CRTSR?

A: No, the law does not require you to accept a CRTSR. However, the law **does require** that you indicate whether you accept CRTSRs on the property's homepage and in the screening criteria.

Q: If I indicate that I accept a CRTSR at one property, do I have to accept CRTSR at *all* of my rental properties?

A: No, you have the opportunity to choose which properties will or will not accept a CRTSR.

Q: If I indicate that I accept CRTSR, does that mean that I can't obtain my own screening report?

A: You can obtain your own screening report from your regular tenant screening company so long as you do not charge the tenant for the report if they have given you access to a CRTSR.

Q: What is the penalty if I don't comply with the law?

A: A tenant may recover a \$100 penalty, court costs and attorney fees if you do not indicate in your screening criteria whether you accept a CRTSR.

The information provided in this document is given for general guidance only and should not be considered legal advice. You are encouraged to consult your legal counsel or call our office directly if you have any questions.