



# SEATTLE CITY COUNCIL

## Legislative Summary

CB 119497

Record No.: CB 119497

Type: Ordinance (Ord)

Status: Passed

Version: 1

Ord. no: Ord 125811

In Control: City Clerk

File Created: 04/05/2019

Final Action: 04/26/2019

**Title:** AN ORDINANCE related to monitoring and inspecting vacant buildings for compliance with the requirements of the Housing and Building Maintenance Code; amending Section 22.900F.010 of the Seattle Municipal Code; and amending Ordinance 125704 and Ordinance 125727 to modify monitoring fees and monitoring program requirements.

<b>Notes:</b>	<b>Filed with City Clerk:</b>	<u>Date</u> 4/26/2019
	<b>Mayor's Signature:</b>	4/26/2019
<b>Sponsors:</b> Herbold	<b>Vetoed by Mayor:</b>	
	<b>Veto Overridden:</b>	
	<b>Veto Sustained:</b>	

**Attachments:**

**Drafter:** patrick.wigren@seattle.gov

**Filing Requirements/Dept Action:**

**History of Legislative File**

Legal Notice Published:  Yes  No

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Clerk	04/09/2019	sent for review	Council President's Office			
	<b>Action Text:</b> The Council Bill (CB) was sent for review. to the Council President's Office						
	<b>Notes:</b>						
1	Council President's Office	04/09/2019	sent for review	Planning, Land Use, and Zoning Committee			
	<b>Action Text:</b> The Council Bill (CB) was sent for review. to the Planning, Land Use, and Zoning Committee						
	<b>Notes:</b>						
1	City Council	04/15/2019	referred	Planning, Land Use, and Zoning Committee			
1	Planning, Land Use, and Zoning Committee	04/17/2019	pass				Pass
	<b>Action Text:</b> The Committee recommends that City Council pass the Council Bill (CB).						

Legislative Summary Continued (CB 119497)

---

In Favor: 3 Vice Chair O'Brien, Member Herbold, Alternate González

Opposed: 0

1 City Council 04/22/2019 passed Pass

Action Text: The Council Bill (CB) was passed by the following vote, and the President signed the Bill:

Notes:

In Favor: 8 Councilmember Bagshaw, Councilmember González , Council  
President Harrell, Councilmember Herbold, Councilmember Juarez,  
Councilmember Mosqueda, Councilmember O'Brien, Councilmember  
Sawant

Opposed: 0

1 City Clerk 04/24/2019 submitted for Mayor  
Mayor's signature

1 Mayor 04/26/2019 Signed

1 Mayor 04/26/2019 returned City Clerk

1 City Clerk 04/26/2019 attested by City Clerk

Action Text: The Ordinance (Ord) was attested by City Clerk.

Notes:

---

CITY OF SEATTLE

ORDINANCE 125811

COUNCIL BILL 119497

AN ORDINANCE related to monitoring and inspecting vacant buildings for compliance with the requirements of the Housing and Building Maintenance Code; amending Section 22.900F.010 of the Seattle Municipal Code; and amending Ordinance 125704 and Ordinance 125727 to modify monitoring fees and monitoring program requirements.

**BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

Section 1. Section 22.900F.010 of the Seattle Municipal Code, last amended by Ordinance 125704, is amended as follows:

**22.900F.010 Monitoring vacant buildings**

A. ~~((A))~~ An ~~((re))~~ inspection fee shall be charged as ~~((set forth))~~ provided for in Table F-1 for 22.900F.010 for ~~((reinspections))~~ inspections of buildings closed pursuant to or in response to the requirements of the Housing and Building Maintenance Code. Building and premises shall be maintained in compliance with the standards of the Housing and Building Maintenance Code, Land Use Code, Solid Waste Code, and Weeds and Vegetation Ordinance.

<b>Table F-1 for 22.900F.010—MONITORING VACANT BUILDINGS</b>	
<b>Condition of Premises</b>	<b>Fee</b>
Building is closed to entry and premises are in compliance with applicable codes.	<del>(((\$171.34))</del> <u>\$261.40</u>
Building is closed to entry and premises are not in compliance with applicable codes.	\$435
Building is not closed to entry regardless of compliance with applicable codes.	\$521.75

\* \* \*

Section 2. Section 22.206.200 of the Seattle Municipal Code, last amended by Ordinance 125727, is amended as follows:

1 **22.206.200 Minimum standards for vacant buildings**

2 \* \* \*

3 F. Inspection and monitoring of vacant buildings

4 1. When the Director has reason to believe that a building is vacant, the Director  
5 may inspect the building and the premises. If the Director identifies a violation of the minimum  
6 standards for vacant buildings, a notice of violation may be issued pursuant to Section  
7 22.206.220. Thereafter the premises shall be inspected monthly to determine whether the  
8 building and its accessory structures are vacant and closed to entry in conformance with the  
9 standards of this Code.

10 2. The Director shall ~~((monitor and))~~ inspect and monitor, monthly, vacant  
11 buildings and any structures accessory thereto:

12 a. ~~((For which there have been three or more notices of))~~ When a notice of  
13 violation has been issued ((within any consecutive 365 day period)) for violating this Section  
14 22.206.200 and the violation is not fully remedied by the compliance date established in the  
15 notice of violation, or the violation is fully remedied by the compliance date but a subsequent  
16 violation of this Section 22.206.200 is documented within 365 days from the date the first notice  
17 of violations was issued and is communicated to the building owner in writing;

18 b. ~~((Which))~~ That are located on a lot for which there is a Master Use  
19 Permit or Building Permit application for new development; or

20 c. ~~((Which))~~ That are included on a list, maintained by the Seattle Fire  
21 Department or the Seattle Police Department, of vacant buildings that have generated calls for  
22 dispatch.

23 3. Monthly inspections and monitoring shall cease at the earliest of the following:

1 a. When the building is repaired pursuant to the requirements of this Code  
2 and reoccupied;

3 b. When the building meets the maintenance requirements of this Code  
4 ~~((and has subsequently been subject to))~~ for three consecutive ~~((monthly))~~ inspections without  
5 violation; or

6 c. When the building and any accessory structures have been demolished.

7 4. A building or structure accessory thereto that remains vacant and open to entry  
8 after the closure date in a Director's order or notice of violation is found and declared to be a  
9 public nuisance. The Director is hereby authorized to summarily close the building to  
10 unauthorized entry. The costs of closure shall be collected from the owner in the manner  
11 provided by law.

12 5. A premises that contains a vacant building or accessory structure that fails to  
13 comply with subsection 22.206.200.A.4 after the compliance date in a Director's order or notice  
14 of violation is found and declared to be a public nuisance. The Director is hereby authorized to  
15 summarily abate the public nuisance by removing all debris, combustible materials including  
16 vegetation overgrowth, litter and garbage, junk, waste, used or salvageable materials, and  
17 inoperable vehicles and vehicle parts, from the vacant building, accessory structures, and the  
18 premises including but not limited to adjoining yard areas. The costs of abatement shall be  
19 collected from the owner in the manner provided by law.

20 6. Monthly inspection and monitoring charges shall be assessed and collected as a  
21 fee under the Permit Fee Ordinance (Chapters 22.900A through 22.900G).

22 Section 3. If any section or subsection of the Seattle Municipal Code affected by this  
23 ordinance is amended by another ordinance without reference to amendments made by this

1 ordinance, each ordinance shall be given effect to the extent that the amendments do not conflict  
2 in purpose, and the code reviser may publish the section or subsection in the official code with  
3 all amendments incorporated therein.

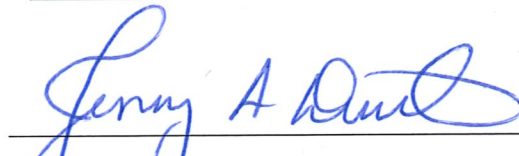
4 Section 4. This ordinance shall take effect and be in force on June 1, 2019.

5 Passed by the City Council the 22<sup>nd</sup> day of April, 2019,  
6 and signed by me in open session in authentication of its passage this 22<sup>nd</sup> day of  
7 April, 2019.

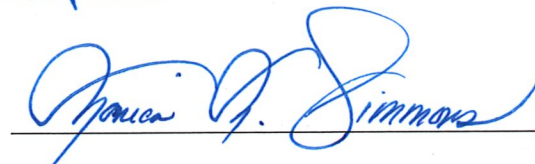
8 

9 President \_\_\_\_\_ of the City Council

10 Approved by me this 26<sup>th</sup> day of APRIL, 2019.

11   
12 Jenny A. Durkan, Mayor

13 Filed by me this 26<sup>th</sup> day of April, 2019.

14   
15 Monica Martinez Simmons, City Clerk

16 (Seal)

