

Tenant Protection Enhancements



Civil Rights, Utilities, Economic Development and Arts Committee

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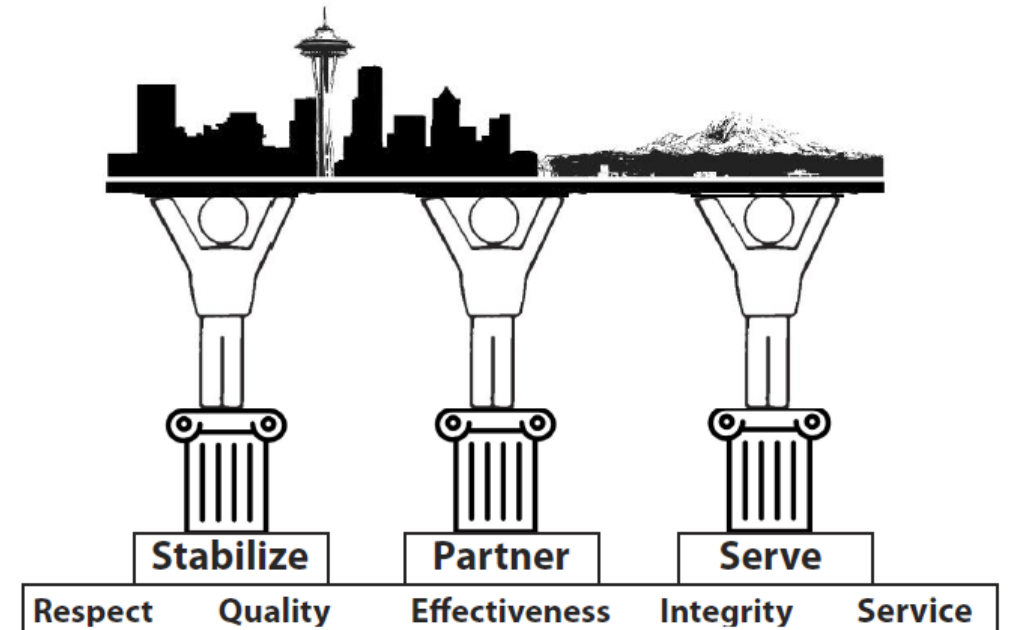
SDCI PURPOSE AND VALUES

Our Purpose

As stewards and regulators of land and buildings, we preserve and enhance equity, livability, safety, and health of our communities.

Our Values

- Respect
- Quality of work
- Effectiveness
- Integrity
- Service



RENT PAYMENTS

- State law requires receipts for cash payments and upon tenant's request for any other payment type (RCW 59.18.063)
 - Including the receipt requirement in City code will allow SDCI to enforce on complaints from tenants who are unable to obtain receipts
- Requires landlords to accept rent paid with nonelectronic funds
 - Tenants who do not use traditional banking services are unable to pay rent online
 - Many online portals add convenience fees for card payments, which effectively increases the rent and is particularly burdensome for low-income tenants

RRIO & TERMINATION OF TENANCIES

- Require landlords to be registered with RRIO before issuing any eviction notice
- Notices issued by unregistered landlords would not meet Just Cause
- Current code allows landlords to register as late as the day the court orders the eviction
- Landlords who are not required to register with RRIO will not be affected by this change



NOTICE OF TENANT RESOURCES

- Providing resources to tenants as soon as their rights are impacted may help them access help before they are facing a housing crisis
- Require key notices to include language directing tenants to City resources for information about their rights and responsibilities
- Already required on Notices to Increase Housing Costs under Prohibited Acts. Adding other notices that immediately impact tenants' rights:
 - Notices to terminate tenancy
 - Notices to Enter
- SDCI will adopt the specific reference language required by rule and include references to the *Renting in Seattle* website and phonenumber

IMPLEMENTATION

- Notice of changes to City codes emailed to 19,000 RRIO-registered landlords
- Materials and website updated
- Integrated into future landlord training curriculum



QUESTIONS & RESOURCES

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