

Tenant Protection Enhancements



Civil Rights, Utilities, Economic Development and Arts Committee
Geoff Tallent & Michele Hunter, SDCI September 10, 2019

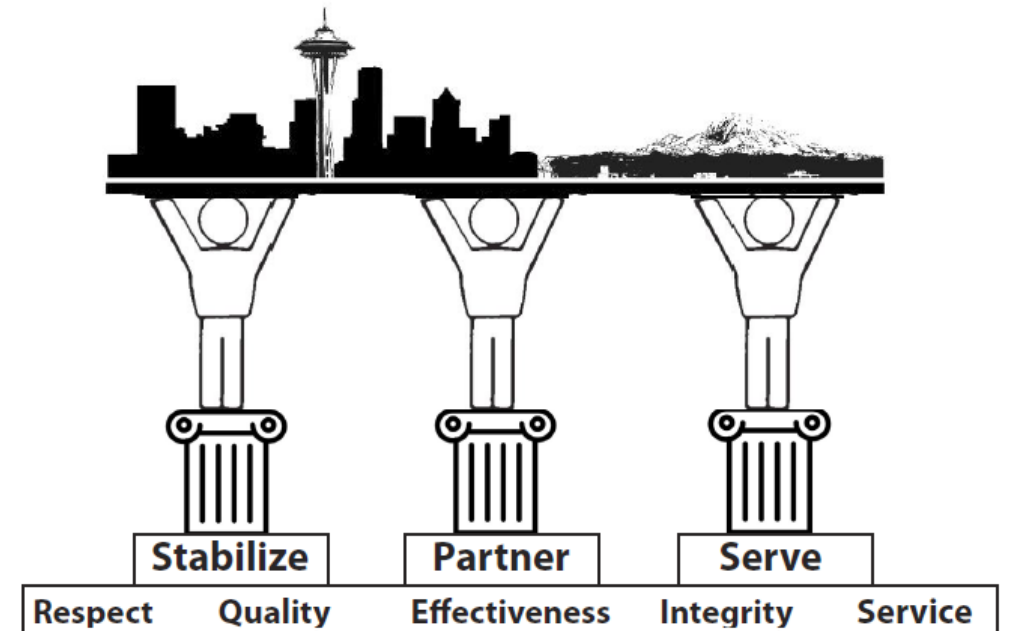
SDCI PURPOSE AND VALUES

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 phoneline

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

Geoff Tallent
206-684-8452
geoff.tallent@seattle.gov

Michele Hunter
206-684-7979
michele.hunter@seattle.gov

www.seattle.gov/rentinginseattle

Renting in Seattle Helpline
(206) 684-5700

