

Harmonization Bill



Civil Rights, Utilities, Economic Development and Arts Committee

Faith Lumsden & Geoff Tallent, SDCI | July 23, 2019

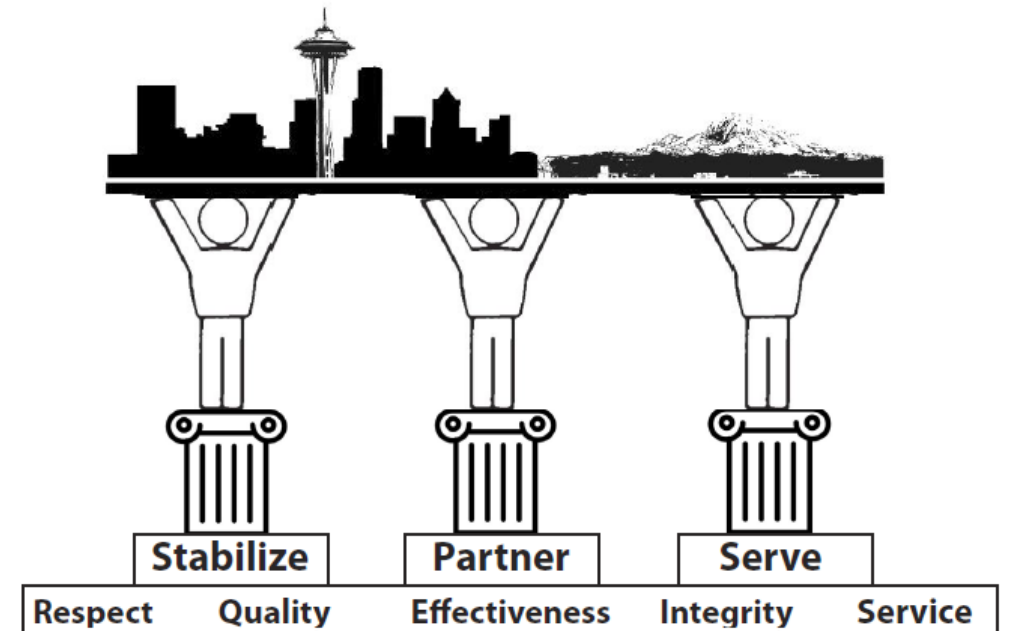
SDCI PURPOSE AND VALUES

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



2019 LEGISLATIVE SESSION

- SB 5600
 - Extends a Pay or Vacate eviction notice from 3 days to 14 days
 - Rent is defined to include all periodic charges in the rental agreement
 - Payments must be applied to rent first, before other fees
 - Judges have more discretion in considering the circumstances of the eviction
- HB 1440
 - Landlords must provide 60 days notice of a rent increase
 - Exception for affordable housing providers who must adjust rent based on tenant income
- Changes effective July 28, 2019

HARMONIZING CITY LAWS WITH STATE CHANGES

- Change City references to a “3-day notice” to a “14-day notice”
- Change City definition of “housing costs” to new state definition of “rent”
- Change City requirement of rent increase notice to uniform 60-day notice
- Add rent increase notice exception for affordable housing providers
- Reference state requirement to apply funds to rent first (before other amounts owing)



IMPLEMENTATION

- ✓ Early notice and information on the *Renting in Seattle* website
- ✓ Early information in an email to 19,000 RRIO-registered landlords
- ✓ Early information in our last landlord training
- More information will be emailed to RRIO-registered landlords this week
- Materials and website are being updated
- Integrated into future landlord curriculum
- Highlighted in an infographic to be used by our program and community partners



QUESTIONS & RESOURCES

Faith Lumsden
206-615-0097
faith.lumsden@seattle.gov

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

www.seattle.gov/rentinginseattle

Renting in Seattle Helpline
(206) 684-5700

