



Legislative Department Seattle City Council Memorandum

Date: March 11, 2015
To: Members, Housing, Human Services, and Economic Resiliency Committee
From: Traci Ratzliff, Central Staff
Subject: Proposed legislation regarding the Rental Registration and Inspection (RRIO) Ordinance and evictions

On Thursday, March 19th, legislation being proposed by Council member Clark will be discussed at the Housing Affordability, Human Services and Economic Resiliency Committee.

The proposed legislation prohibits a rental property owner from evicting a tenant from a rental housing unit if the rental unit is not registered, as required, under the City's Rental Registration and Inspection Ordinance (RRIO).

Under the City's RRIO, owners of rental properties must be registered with the City. The requirements of the RRIO are being phased in on the following schedule:

- Properties with 10 or more units must be registered by September 30, 2014
- Properties with 5 to 9 rental housing units must be registered by March 31, 2015
- Properties with 1 to 4 rental housing units must be registered between June 2015 and December 2016.

The proposed ordinance applies only to those rental units required to be registered, recognizing that with the phase in schedule of the RRIO, that some units will not be covered by this ordinance until as late as December 2016.

Council member Clark is proposing an amendment to the proposed ordinance allowing a rental owner who has filed an eviction lawsuit in court and becomes aware that the rental unit is not registered under RRIO, as required to pursue an eviction under JCEO, to become registered and to then proceed with the lawsuit. This proposed amendment addresses the situation in which a rental owner is unaware of the requirement to be registered under the RRIO in order to pursue an eviction. It allows the rental owner to comply with the RRIO and proceed with the lawsuit without having it dismissed and then having to file a new lawsuit. This situation may arise in the early phases of implementation of RRIO.

If you have questions about the proposed legislation, please do not hesitate to contact me at 4-8153.

