



SEATTLE CITY COUNCIL

Legislative Summary

CB 119198

Record No.: CB 119198

Type: Ordinance (Ord)

Status: Passed

Version: 2

Ord. no: Ord 125551

In Control: City Clerk

File Created: 02/05/2018

Final Action: 03/30/2018

Title: AN ORDINANCE relating to fair housing; establishing a one-year prohibition on use of rental housing bidding platforms; requesting a study of rental housing bidding platforms; amending Section 7.24.020 of the Seattle Municipal Code; and adding a new Section 7.24.090 to the Seattle Municipal Code.

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Mosqueda

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

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	02/15/2018	sent for review	Council President's Office			
	Action Text: The Council Bill (CB) was sent for review. to the Council President's Office						
	Notes:						
1	Council President's Office	02/16/2018	sent for review	Housing, Health, Energy, and Workers' Rights Committee			
	Action Text: The Council Bill (CB) was sent for review. to the Housing, Health, Energy, and Workers' Rights Committee						
	Notes:						
1	Full Council	02/20/2018	referred	Housing, Health, Energy, and Workers' Rights Committee			
	Action Text: The Council Bill (CB) was referred. to the Housing, Health, Energy, and Workers' Rights Committee						

Notes:

- 1 Housing, Health, Energy, 03/08/2018 pass as amended Pass
and Workers' Rights
Committee

Action Text: The Committee recommends that Full Council pass as amended the Council Bill (CB).

Notes:

In Favor: 2 Chair Mosqueda, Vice Chair Juarez

Opposed: 0

- 2 Full Council 03/19/2018 passed Pass

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

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

Opposed: 0

- 2 City Clerk 03/23/2018 submitted for Mayor
Mayor's signature
- 2 Mayor 03/30/2018 Signed
- 2 Mayor 03/30/2018 returned City Clerk
- 2 City Clerk 03/30/2018 attested by City Clerk

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

Notes:

CITY OF SEATTLE

ORDINANCE 125551

COUNCIL BILL 119198

AN ORDINANCE relating to fair housing; establishing a one-year prohibition on use of rental housing bidding platforms; requesting a study of rental housing bidding platforms; amending Section 7.24.020 of the Seattle Municipal Code; and adding a new Section 7.24.090 to the Seattle Municipal Code.

WHEREAS, online or application-based platforms that: provide landlords the ability to list rental housing units, oblige potential tenants to bid on certain lease provisions, and allow landlords their choice of tenant based on the tenant's bid and screening criteria, have recently appeared in many housing markets, including Seattle's; and

WHEREAS, over the past several years, the City Council has passed a variety of amendments to the Seattle Municipal Code regulating rentals, revising the housing code, and updating fair housing protections, resulting in a new and different regulatory landscape; and

WHEREAS, emerging technologies have caused consumers to rapidly escalate the use of application based and online services, and it is unclear whether the structure and operation of these new services comply with the City's code, including new regulations such as first-in-time; and

WHEREAS, Seattle's housing market has become very competitive over the past decade, causing scarcity issues for tenants; and

WHEREAS, it is uncertain whether and how these services impact Seattle's rental housing market, as these services may have different effects on markets depending on the scarcity of housing supply; and

WHEREAS, the benefits and drawbacks of such services to landlords and tenants have not been studied in Seattle; and

1 WHEREAS, the City of Seattle is committed to ensuring equitable access to rental housing, and
2 platforms that require use of a computer and internet in order to access rental housing
3 may hinder the ability for certain communities to meaningfully identify and obtain
4 needed housing; and

5 WHEREAS, the Council wishes to understand new technologies and innovation that may have
6 impacts on communities throughout Seattle prior to these new technologies and
7 innovations becoming entrenched without regard to whether their impacts are in line with
8 Seattle's values of equity and Seattle's work toward expanding access to rental housing;
9 and

10 WHEREAS, the Council wishes to know more about how these services function and the impact
11 they may have on Seattle's rental housing market before allowing landlords and tenants
12 to use them within the City; NOW, THEREFORE,

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

14 Section 1. Section 7.24.020 of the Seattle Municipal Code, last amended by Ordinance
15 125222, is amended as follows:

16 **7.24.020 Definitions((7))**

17 * * *

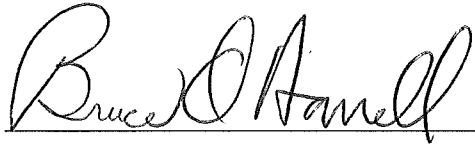
18 "Rental agreement" means a "rental agreement" as defined and within the scope of RCW
19 59.18.030 and RCW 59.18.040 of the RLTA in effect at the time the rental agreement is
20 executed. At the time of the passage of the ordinance codified in this chapter, the RLTA defined
21 "rental agreement" as "all agreements which establish or modify the terms, conditions, rules,
22 regulations, or any other provisions concerning the use and occupancy of a dwelling unit."

1 determinations by the Office for Civil Rights and the Department of Construction and
2 Inspections, to the Chair of the Housing, Health, Energy, and Worker's Rights Committee of
3 City Council within twelve months of enactment of the ordinance introduced as Council Bill
4 119198.

5 Section 4. The provisions of this ordinance are declared to be separate and severable. If
6 any clause, sentence, paragraph, subdivision, section, subsection or portion of this ordinance, or
7 the application thereof to any person or circumstance, is held to be invalid, it shall not affect the
8 validity of the remainder of this ordinance, or the validity of its application to other persons or
9 circumstances.

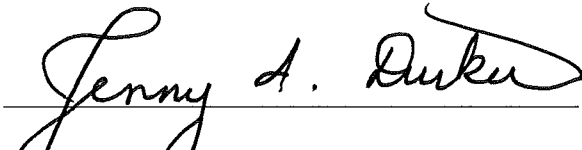
1 Section 5. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the 19th day of March, 2018,
5 and signed by me in open session in authentication of its passage this 19th day of
6 March, 2018.

7 

8 President _____ of the City Council

9 Approved by me this 30th day of March, 2018.

10 
11 Jenny A. Dukhan, Mayor

12 Filed by me this 30th day of MARCH, 2018.

13 

14 Monica Martinez Simmons, City Clerk

15 (Seal)