



SEATTLE CITY COUNCIL

Legislative Summary

CB 119546

Record No.: CB 119546

Type: Ordinance (Ord)

Status: Passed

Version: 1

Ord. no: Ord 125851

In Control: City Clerk

File Created: 06/10/2019

Final Action: 06/28/2019

Title: AN ORDINANCE related to conforming City code to match provisions of state law for rental housing inspections; and amending Seattle Municipal Code Section 22.214.050.

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Pacheco

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments:

Drafter: Emilia.Sanchez@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File

Legal Notice Published:

Yes

No

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Clerk	06/12/2019	sent for review	Council President's Office			
	Action Text: The Council Bill (CB) was sent for review. to the Council President's Office						
1	Council President's Office	06/13/2019	sent for review	Planning, Land Use, and Zoning Committee			
	Action Text: The Council Bill (CB) was sent for review. to the Planning, Land Use, and Zoning Committee						
1	City Council	06/17/2019	referred	Planning, Land Use, and Zoning Committee			
	Action Text: The Council Bill (CB) was referred. to the Planning, Land Use, and Zoning Committee						
1	Planning, Land Use, and Zoning Committee	06/19/2019	pass				Pass
	Action Text: The Committee recommends that City Council pass the Council Bill (CB). In Favor: 3 Chair Pacheco, Vice Chair O'Brien, Member Herbold Opposed: 0						
1	City Council	06/24/2019	passed				Pass

Legislative Summary Continued (CB 119546)

Action Text: The Council Bill (CB) was passed by the following vote, and the President signed the Bill:
In Favor: 8 Councilmember Bagshaw, Council President Harrell, Councilmember Herbold, Councilmember Juarez, Councilmember Mosqueda, Councilmember O'Brien, Councilmember Pacheco, Councilmember Sawant
Opposed: 0

1	City Clerk	06/27/2019	submitted for Mayor's signature	Mayor
1	Mayor	06/28/2019	Signed	
1	Mayor	06/28/2019	returned	City Clerk
1	City Clerk	06/28/2019	attested by City Clerk	

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

CITY OF SEATTLE

ORDINANCE 125851

COUNCIL BILL 119546

AN ORDINANCE related to conforming City code to match provisions of state law for rental housing inspections; and amending Seattle Municipal Code Section 22.214.050.

WHEREAS, maintaining minimum standards in rental housing units is a City priority; and

WHEREAS, rental property inspections under the Rental Registration and Inspection Ordinance

can be conducted by either City or private qualified rental housing inspectors; and

WHEREAS, RCW 59.18.125 sets out a framework for rental registration programs; NOW,

THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 22.214.050 of the Seattle Municipal Code, last amended by Ordinance 125705, is amended as follows:

22.214.050 Inspection and certificate of compliance required

A. The Department shall periodically select, from registered properties containing rental housing units, the properties that shall be inspected by a qualified rental housing inspector for certification of compliance. The property selection process shall be based on a random methodology adopted by rule, and shall include at least ten percent of all registered rental properties per year. Newly constructed or substantially altered properties that receive final inspections or a first certificate of occupancy and register after January 1, 2014, shall be included in the random property selection process after the date the property registration is required to be renewed for the first time. After a property is selected for inspection, the Department shall provide at least 60 days' advance written notice to the owner or owner's agent to notify them that an inspection of the property is required. If a rental property owner chooses to hire a private

1 qualified rental housing inspector, and also chooses not to inspect 100 percent of the rental
2 housing units, the property owner or owner's agent shall notify the Department a minimum of
3 five and a maximum of ten calendar days prior to the scheduled inspection, at which time the
4 Department shall inform the property owner or owner's agent of the units selected for inspection.
5 If the rental property owner chooses to hire a Department inspector, the Department shall inform
6 the property owner or owner's agent of the units selected for inspection no earlier than ten
7 calendar days prior to the inspection.

8 * * *

9 G. Inspection of rental housing units for a certificate of compliance according to
10 subsections 22.214.050.A and 22.214.050.B shall be accomplished as follows:

11 1. ~~((In buildings that contain more than one rental housing unit, a))~~ A property
12 owner may choose to inspect 100 percent of the units on the rental property and provide to the
13 City only the certificate of compliance verifying that all units meet the required minimum
14 standards. In the alternative, an owner may choose to have only a sample of the rental housing
15 units inspected. If the applicant chooses to have a sample of the rental housing units inspected,
16 20 percent of the rental housing units, rounded up to the nearest whole number, are required to
17 be inspected, up to a maximum of 50 rental housing units in each building. When fewer than 100
18 percent of the rental units on the property are inspected, the owner agrees to comply with
19 subsection 22.214.050.J and submit copies of required inspection results in addition to the
20 certificate of compliance.

21 2. For inspections of fewer than 100 percent of the rental housing units on a
22 property, ((F))the Department shall select the rental housing units to be inspected under this
23 Section 22.214.050 using a methodology adopted by rule.

1 3. If a rental housing unit selected by the Department fails the inspection, the
2 Department may require that up to 100 percent of the rental housing units in the building where
3 the unit that failed inspection is located be inspected for a certificate of compliance according to
4 this Section 22.214.050. The Department shall use the following criteria to determine when
5 additional units shall be inspected:

6 a. If two or more rental housing units selected for inspection, or twenty
7 percent or more of the inspected units, whichever is greater, fail the inspection due to not
8 meeting the same checklist item(s) required by subsection 22.214.050.L, an additional 20 percent
9 of the units on the property, rounded up to the nearest whole number, shall be inspected. If any
10 of the additional rental housing units selected for inspection fail the inspection due to the same
11 condition(s), 100 percent of the units in the building shall be inspected.

12 b. If any single rental housing unit selected for inspection has five or more
13 failures of different checklist items required by subsection 22.214.050.L, an additional 20
14 percent of units on the property, rounded up to the nearest whole number, shall be inspected. If
15 any of the additional rental housing units selected for inspection also contain five or more
16 failures, 100 percent of the units in the building shall be inspected.

17 c. If the Director determines that an inspection failure in any rental
18 housing unit selected for inspection indicates potential maintenance or safety issues in other units
19 in the building, the Director may require that up to 100 percent of units be inspected. The
20 Director may by rule determine additional criteria and methods for selecting additional units for
21 inspection.

22 H. Notice of inspection to tenants

1 1. (~~After the Department selects the rental housing units to be inspected, and the~~
2 ~~Department has provided written notice to the owner or owner's agent of the units to be~~
3 ~~inspected,)) Whether inspecting 100 percent of the units or only a sample, the owner or owner's
4 agent shall, prior to any scheduled inspection, provide at least two days' advance written notice
5 to all tenants residing in all rental housing units on the property advising the tenants that:~~

6 a. Some, or all, of the rental housing units will be inspected. If only a
7 sample of the units will be inspected, the notice shall identify the rental housing units to be
8 inspected;

9 b. A qualified rental housing inspector will enter the rental housing unit
10 for purposes of performing an inspection according to this Chapter 22.214;

11 c. The inspection will occur on a specifically identified date and at an
12 approximate time, and the name of the company and person performing the inspection;

13 d. A tenant shall not unreasonably withhold consent for the owner or
14 owner's agent to enter the property as provided in RCW 59.18.150;

15 e. The tenant has the right to see the inspector's identification before the
16 inspector enters the rental housing unit;

17 f. At any time a tenant may request, in writing to the owner or owner's
18 agent, that repairs or maintenance actions be undertaken in (~~his or her~~) the tenant's unit; and

19 g. If the owner or owner's agent fails to adequately respond to the request
20 for repairs or maintenance at any time, the tenant may contact the Department about the rental
21 housing unit's conditions without fear of retaliation or reprisal.

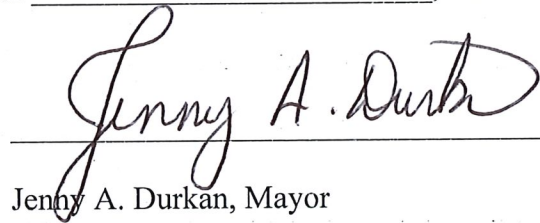
1 Section 3. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the 24th day of June, 2019,
5 and signed by me in open session in authentication of its passage this 24th day of
6 June, 2019.

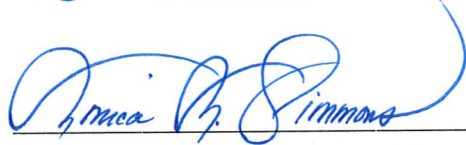
7 

8 President _____ of the City Council

9 Approved by me this 28th day of June, 2019.

10 
11 Jenny A. Durkan, Mayor

12 Filed by me this 28th day of June, 2019.

13 

14 Monica Martinez Simmons, City Clerk

15 (Seal)

