

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
SDCI	Geoff Tallent 684-8452	Christie Parker 684-5211

** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to residential rental properties; conforming the Seattle Municipal Code with changes in state law; amending Sections 7.24.020, 7.24.030, 22.202.080, 22.206.160, 22.206.180, 22.210.030, and 22.902.120 of the Seattle Municipal Code.

Summary and background of the Legislation: This legislation amends City code to make it consistent with changes made to State law (SB 5600 and HB1440) during the 2019 legislative session that increase the eviction notice period from three to fourteen days, establish a definition of rent that includes all recurring and periodic charges identified in the rental agreement, require tenant payments to first apply to rent before other fees, and increase required notice for rent increases from 30 days to 60 days. These changes must be incorporated into the Just Cause Eviction Ordinance (SMC 22.206.160), the Cooperative Conversion Ordinance (SMC 22.902), the Rental Agreement Regulation Ordinance (SMC 7.24), the Tenant Relocation Assistance Ordinance (SMC 22.210), and the Prohibited Acts Ordinance (SMC 22.206.180).

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ___ Yes ___X No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ___ Yes ___X No

Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?

The legislation will require updating print materials, changing landlord training curriculum, changing web-based information, and conducting an associated outreach campaign. This work can be folded into existing work of the Renting in Seattle program and the Property Owner and Tenant Assistance group at a negligible cost. There may be small increase in tenant complaints and caseload because tenants will have more time to respond to an eviction or rent increase notice. We will monitor caseload for any unexpected unmanageable increases.

Is there financial cost or other impacts of *not* implementing the legislation?

Not implementing the legislation will result in inconsistencies between state law and City codes. The resulting confusion of landlords and tenants will likely result in minor additional staff time to help explain the differences.

4. OTHER IMPLICATIONS

- a. Does this legislation affect any departments besides the originating department?**

No.

- b. Is a public hearing required for this legislation?**

No.

- c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?**

Unsure. Landlords will be required to modify their eviction and rent increase notices to comply with State and City law. We are working with Law to answer whether these are notices “. . . pertaining to the subject property or surrounding area.” If necessary, we will post notice of the changes in accordance with RCW 64.06.080.

- d. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**

No.

- e. Does this legislation affect a piece of property?**

No.

- f. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?**

These changes increase tenant protections by allowing more time to remedy an eviction and providing more notice of rent increases. Seattle’s tenant population has a proportionally greater percentage of people of color, low-income households, and vulnerable populations. Outreach to tenants about these enhanced protections will be incorporated into the Renting in Seattle program, which includes translated materials and interpretation at community events.

- g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program’s desired goal(s).**

N/A – this is not a new initiative

List attachments/exhibits below: