

SUMMARY and FISCAL NOTE*

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* 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 termination of residential rental tenancies; requiring compliance with the Rental Registration and Inspection Ordinance before issuing notices to terminate a tenancy; and amending Sections 22.206.160 and 22.214.075 of the Seattle Municipal Code.

Summary and background of the Legislation: This legislation amends the Just Cause Eviction Ordinance (SMC 22.206.160) and the Rental Registration and Inspection Ordinance (SMC 22.214 or RRIO) to require landlords to register with RRIO before a landlord issues an eviction notice. The current requirement is that RRIO registration is required prior to the court authorizing the eviction; thus the legislation requires RRIO registration at an earlier point in the eviction process.

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 a small increase in tenant complaints and caseload because of the new enforceable provisions and increased awareness that tenants can contact the City. We will monitor caseload for any unexpected and unmanageable increases.

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

Not implementing the legislation has no cost to the City.

4. OTHER IMPLICATIONS

- a. Does this legislation affect any departments besides the originating department?**
No, not directly. Office of Housing-funded properties will need to abide by the regulatory changes like other landlords. These changes shouldn't represent a significant change in current practices.
- 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 issue receipts, modify notices and possibly change business practices. 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 and enhance the City's authority to regulate certain practices, which should be of benefit to tenants. 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: