

Civil Rights, Utilities, Economic Development and Arts Committee Geoff Tallent & Michele Hunter, SDCI September 10, 2019

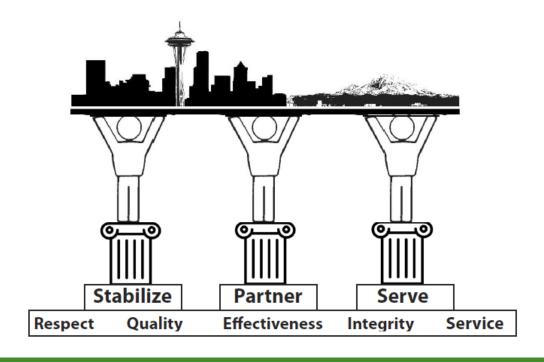
# SDCI PURPOSE AND VALUES

#### Our Purpose

As stewards and regulators of land and buildings, we preserve and enhance equity, livability, safety, and health of our communities.

#### **Our Values**

- Respect
- Quality of work
- Effectiveness
- Integrity
- Service



## RENT PAYMENTS

- State law requires receipts for cash payments and upon tenant's request for any other payment type (RCW 59.18.063)
  - Including the receipt requirement in City code will allow SDCI to enforce on complaints from tenants who are unable to obtain receipts
- Requires landlords to accept rent paid with nonelectronic funds
  - Tenants who do not use traditional banking services are unable to pay rent online
  - Many online portals add convenience fees for card payments, which effectively increases the rent and is particularly burdensome for low-income tenants

## RRIO & TERMINATION OF TENANCIES

- Require landlords to be registered with RRIO before issuing any eviction notice
- Notices issued by unregistered landlords would not meet Just Cause
- Current code allows landlords to register as late as the day the court orders the eviction
- Landlords who are not required to register with RRIO will not be affected by this change



# NOTICE OF TENANT RESOURCES

- Providing resources to tenants as soon as their rights are impacted may help them access help before they are facing a housing crisis
- Require key notices to include language directing tenants to City resources for information about their rights and responsibilities
- Already required on Notices to Increase Housing Costs under Prohibited Acts.
  Adding other notices that immediately impact tenants' rights:
  - Notices to terminate tenancy
  - Notices to Enter
- SDCI will adopt the specific reference language required by rule and include references to the Renting in Seattle website and phoneline

# **IMPLEMENTATION**

- Notice of changes to City codes emailed to 19,000 RRIO-registered landlords
- Materials and website updated
- Integrated into future landlord training curriculum



# QUESTIONS & RESOURCES

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Renting in Seattle Helpline (206) 684-5700

