

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
LEG	Venkataraman/4-5382	

** 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 rental agreements; relieving a tenant experiencing domestic violence, sexual assault, unlawful harassment, or stalking from liability for damage to the landlord’s property caused by a perpetrator of domestic violence, sexual assault, unlawful harassment, or stalking; creating a landlord mitigation program; and amending Sections 7.24.020, 7.24.030, and 22.206.170 of, and adding new Section 7.24.033 to, the Seattle Municipal Code.

Summary and background of the Legislation: During 2018, the Housing Justice Project of the King County Bar Association (HJP) and the Seattle Women’s Commission (SWC) researched court documents associated with eviction proceedings (known as unlawful detainers) in King County in 2017. The goal was to conduct “a deep analysis of eviction causes, processes, and outcomes” in Seattle. At the September 21, 2018 CRUEDA meeting, HJP and SWC presented the results of their research, contained in the report “Losing Home: The Human Cost of Eviction in Seattle”. The report made many findings regarding the characteristics of tenants being evicted, locations from where landlords were evicting tenants, the reasons for eviction, the factors leading to tenants facing eviction, the outcomes of eviction cases, and how eviction impacts tenants. One of the challenges related to eviction the report identified is the financial hardships of tenants who are experiencing domestic violence as related to retaining tenancy. Tenants experiencing domestic violence or who are the victim of sexual assault, stalking or unlawful harassment can be held liable for damages caused by the person perpetrating those crimes. This bill addresses the issue of the tenant’s liability for such damage and creates a mitigation fund from which landlords can be reimbursed for the costs of repairing damage to their property caused by a perpetrator of domestic violence, sexual assault, stalking or unlawful harassment.

2. CAPITAL IMPROVEMENT PROGRAM

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

If yes, please fill out the table below and attach a new (if creating a project) or marked-up (if amending) CIP Page to the Council Bill. Please include the spending plan as part of the attached CIP Page. If no, please delete the table.

3. SUMMARY OF FINANCIAL IMPLICATIONS

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

If there are no changes to appropriations, revenues, or positions, please delete the table below.

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?

If so, describe the nature of the impacts. This could include increased operating and maintenance costs, for example.

SDCI will likely need additional staffing for technical assistance and administration of the program, including the landlord mitigation program. Funds will also be necessary to support the landlord mitigation program.

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

Estimate the costs to the City of not implementing the legislation, including estimated costs to maintain or expand an existing facility or the cost avoidance due to replacement of an existing facility, potential conflicts with regulatory requirements, or other potential costs or consequences.

No

4. OTHER IMPLICATIONS

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

If so, please list the affected department(s) and the nature of the impact (financial, operational, etc.).

SDCI will be enforcing this legislation.

b. Is a public hearing required for this legislation?

If yes, what public hearing(s) have been held to date, and/or what public hearing(s) are planned/required in the future?

No

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

If yes, please describe the measures taken to comply with RCW 64.06.080.

No

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

For example, legislation related to sale of surplus property, condemnation, or certain capital projects with private partners may require publication of notice. If you aren't sure, please check with your lawyer. If publication of notice is required, describe any steps taken to comply with that requirement.

No

e. Does this legislation affect a piece of property?

If yes, and if a map or other visual representation of the property is not already included as an exhibit or attachment to the legislation itself, then you must include a map and/or other visual representation of the property and its location as an attachment to the fiscal note. Place a note on the map attached to the fiscal note that indicates the map is intended for illustrative or informational purposes only and is not intended to modify anything in the legislation.

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?

If yes, please explain how this legislation may impact vulnerable or historically disadvantaged communities. Using the racial equity toolkit is one way to help determine the legislation's impact on certain communities. If any aspect of the legislation involves communication or outreach to the public, please describe the plan for communicating with non-English speakers.

The bill addresses liability for damages in an effort to keep tenants from eviction because of their inability to pay. The impacts of eviction on people of color, women, LGBTQ, and seniors are disproportionate, and this bill attempts to prevent one of the many causes of eviction for all tenants.

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).

This answer should highlight measurable outputs and outcomes.

No

List attachments/exhibits below: