

Amendment 2
to
CB 119585 – Notice of Rent Increases

Sponsor: CM Pedersen

Exempting landlords who own four or fewer rental units

Amend Sections 1 and 3 of CB 119585 as shown:

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Section 1. Section 7.24.030 of the Seattle Municipal Code, last amended by Ordinance 125951, is amended as follows:

7.24.030 Rental agreement requirements

A. Any rental agreement or renewal of a rental agreement for a residential rental unit in The City of Seattle entered into after ~~((October 28, 1998,))~~ the effective date of the ordinance introduced as Council Bill 119585 shall include or shall be deemed to include a provision requiring a minimum of ~~((60))~~ 180 days' prior written notice whenever the periodic or monthly housing costs to be charged a tenant are to increase ~~((by ten percent or more))~~ over the periodic or monthly rental rate charged the same tenant for the same housing unit and same services for any period or month during the preceding 12-month period, except that when the landlord has any ownership interest in four or fewer housing units in Seattle, the rental agreement or renewal of a rental agreement shall instead include or shall be deemed to include a provision requiring a minimum of 60 days' prior written notice whenever the periodic or monthly housing costs to be charged a tenant are to increase.

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Asha Venkataraman

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Version: 1

Section 3. Section 22.206.180 of the Seattle Municipal Code, last amended by Ordinance 125054, is amended as follows:

22.206.180 Prohibited acts by owners

Except as otherwise specifically required or allowed by this Title 22 or by the Washington State Residential Landlord-Tenant Act, chapter 59.18 RCW, it is unlawful for any owner to:

* * *

H. Increase the periodic or monthly housing costs to be charged a tenant (~~by 10 percent or more~~) over the periodic or monthly housing costs charged the same tenant for the same housing unit and the same services for any period or month during the preceding 12-month period without giving the tenant at least: (1) ((60)) 180 days' prior written notice of the cost increase when the owner has any ownership interest in more than four housing units in Seattle; or (2) 60 days' prior written notice of the cost increase when the owner has any ownership interest in four or fewer housing units in Seattle. The notice shall describe how the tenant may obtain information about the rights and obligations of tenants and landlords under this Chapter 22.206; or

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<p>Effect: This amendment would exempt landlords with four or fewer units from the 180-day notice requirement and only require those landlords to provide 60 days' notice for a rent increase.</p>
