

Amendment A to CB 120643 – Commercial Lease Requirements

Sponsors: Councilmember Herbold, Councilmember Morales

Describing stakeholder businesses, adding a dimension to the scope of stakeholder-informed evaluation, and correcting drafting errors

Effect: This amendment provides additional specificity about (1) the intended composition of the group of stakeholders participating in the requested evaluation of the legislation and (2) the scope of that evaluation. Collectively, the changes clarify an intent to understand the perspectives of small business owners with respect to the legislation’s implementation. The amendment also corrects two drafting errors. It inserts an acronym that was inadvertently omitted and it shows that the initial evaluative report is expected in 2024 rather than in 2023.

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Amend Section 3 as follows:

Section 3. The Office of Economic Development (OED) and the Department of Finance and Administrative Services (FAS) are requested to convene a stakeholder process to evaluate the impacts and effectiveness of this legislation. The process should include owners and lessors of commercial premises including members of the Building Owners & Managers Association (BOMA) and the Seattle Restaurant Alliance; operators of hotels and restaurants; ~~((and))~~ representatives of the Downtown Seattle Association, the Chamber of Commerce, and the National Association for Industrial and Office Parks (NAIOP); and neighborhood business owners who may be members of independent local affinity groups. OED and FAS should seek to ensure that stakeholders represent a diversity of racial and economic perspectives. Evaluating the effectiveness of this legislation should include an evaluation of the unique needs of businesses with leases of two years or less in duration and whether additional regulation of personal guaranties may be warranted for the tenant parties to such leases. In addition to evaluating the impacts and effectiveness of the legislation, the stakeholder group should provide feedback on the implementation of the legislation and submit any recommendations for amendments to the legislation, including an explanation of the rationale for those recommendations and their anticipated impacts.

The Executive should provide an initial written report including the evaluation, feedback, and recommendations to the Public Assets and Homelessness Committee, or successor committee, and the Central Staff Director by December 31, ~~((2023))~~ 2024. The Executive should provide reports annually thereafter.