



# SEATTLE CITY COUNCIL

## Housing and Human Services Committee

### Agenda

Wednesday, June 11, 2025

9:30 AM

Council Chamber, City Hall  
600 4th Avenue  
Seattle, WA 98104

Cathy Moore, Chair  
Mark Solomon, Vice-Chair  
Sara Nelson, Member  
Alexis Mercedes Rinck, Member  
Rob Saka, Member

Chair Info: 206-684-8805; [Cathy.Moore@seattle.gov](mailto:Cathy.Moore@seattle.gov)

[Watch Council Meetings Live](#) [View Past Council Meetings](#)

Council Chamber Listen Line: 206-684-8566

The City of Seattle encourages everyone to participate in its programs and activities. For disability accommodations, materials in alternate formats, accessibility information, or language interpretation or translation needs, please contact the Office of the City Clerk at 206-684-8888 (TTY Relay 7-1-1), [CityClerk@Seattle.gov](mailto:CityClerk@Seattle.gov), or visit <https://seattle.gov/cityclerk/accommodations> at your earliest opportunity. Providing at least 72-hour notice will help ensure availability; sign language interpreting requests may take longer.



**SEATTLE CITY COUNCIL**  
**Housing and Human Services Committee**  
**Agenda**  
**June 11, 2025 - 9:30 AM**

**Meeting Location:**

Council Chamber, City Hall , 600 4th Avenue , Seattle, WA 98104

**Committee Website:**

<https://seattle.gov/council/committees/housing-and-human-services-x154115>

---

This meeting also constitutes a meeting of the City Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

Members of the public may register for remote or in-person Public Comment to address the Council. Details on how to provide Public Comment are listed below:

Remote Public Comment - Register online to speak during the Public Comment period at the meeting at

<https://www.seattle.gov/council/committees/public-comment>

Online registration to speak will begin one hour before the meeting start time, and registration will end at the conclusion of the Public Comment period during the meeting. Speakers must be registered in order to be recognized by the Chair.

In-Person Public Comment - Register to speak on the Public Comment sign-up sheet located inside Council Chambers at least 15 minutes prior to the meeting start time. Registration will end at the conclusion of the Public Comment period during the meeting. Speakers must be registered in order to be recognized by the Chair.

Pursuant to Council Rule VI.C.10, members of the public providing public comment in Chambers will be broadcast via Seattle Channel.

Please submit written comments to all Councilmembers four hours prior to the meeting at [Council@seattle.gov](mailto:Council@seattle.gov) or at Seattle City Hall, Attn: Council Public Comment, 600 4th Ave., Floor 2, Seattle, WA 98104.

*Please Note: Times listed are estimated*

**A. Call To Order**

**B. Approval of the Agenda**

**C. Public Comment**

**D. Items of Business**

**1. 2025 Update: Substance Use Disorder Investments**

Supporting  
Documents: [Presentation](#)

**Briefing and Discussion**

**Presenters:** Ann Gorman, Human Services Department, City of Seattle;  
Sarah Ziegenhorn May and David Sapienza, Public Health - Seattle King  
County

**2. [CB 121000](#) AN ORDINANCE relating to prohibiting algorithmic rent fixing;  
and adding a new Chapter 7.34 to the Seattle Municipal Code.**

Supporting  
Documents: [Summary and Fiscal Note](#)  
[Amendment 1](#)  
[Central Staff Memo \(6/4/25\)](#)

**Briefing, Discussion, and Possible Vote**

**Presenter:** Tamaso Johnson, Council Central Staff

**E. Adjournment**



## Legislation Text

---

**File #:** Inf 2693, **Version:** 1

---

2025 Update: Substance Use Disorder Investments

# 2025 Update: Substance Use Disorder Investments

Ann Gorman, Senior Policy Advisor, Human Services Department (HSD)

Sarah Ziegenhorn May, Overdose Prevention & Response Program Manager, Public Health – Seattle & King County (PHSKC)

David Sapienza, MD, Addiction Medicine Physician, (PHSKC)

Housing & Human Services Committee

June 11, 2025

Human Services Department



**City of Seattle**

# Agenda

- HSD and PHSKC Roles in Public Health
- 2025 Contract Development Process
- 2025 HSD Investments
- What to Expect Next



# HSD and PHSKC Roles in Public Health



The Human Services Department's (HSD) mission is to **connect people with resources and solutions during times of need** so we can all live, learn, work and take part in strong, healthy communities.



Public Health – Seattle & King County's (PHSKC) mission is to **promote and improve the health and well-being of all people in King County** by leading with racial equity and changing systems and structures that impact health.

# 2025 Contract Development Process

Following Mayor Harrell's directive to focus the City of Seattle's public health funding on the opioid and behavioral health crisis:

- HSD reallocated the budget and PHSKC developed aligned proposals to address the City's behavioral health challenges
- Implementation began in December 2024
- New 2025 investments are in early implementation phases





# Bottom Line at the Top

- New Substance Use Disorder (SUD) continuum of care programs will provide overdose prevention and MOUD **services to over 5,000 Seattle residents annually, with over 1,000 new patients engaged in treatment.**
- All **strategies target complex community health needs** requiring a ramp-up phase for staff hiring, service implementation, and client engagement.
- **Complex and ongoing program evaluation process requires time to demonstrate meaningful change.** PHSKC will continuously monitor programs and analyze data to identify what works best and should be sustained.



# Seattle's Public Health Theory of Change

**Vision: Ensuring all people living in Seattle experience optimum health.**

## **Access to Care**

*We bridge gaps and help people navigate physical and behavioral health care*

## **Harm Reduction and Engagement**

*We increase access to life-saving strategies and engage people on treatment pathways*

## **Substance Use Disorder Treatment**

*We provide meaningful pathways to treatment and recovery*

## **Trusted Relationships and Social Connectedness**

*We foster hope and resiliency that increases and sustains health and wellness*



# Key Terms

Terms & Acronyms	Definition
<b>Substance Use Disorder (SUD)</b>	Opioid Use Disorder = type of substance use disorder MOUD = type of substance use disorder treatment (for opioids only)
<b>Medications for Opioid Use Disorder (MOUD)</b>	Sometimes referred to as Medication Assisted Treatment, or MAT Evidence-based treatment for Opioid Use Disorder <b>Includes both Buprenorphine and Methadone</b>
• <b>Buprenorphine ("Bupe")</b>	Brand names: Suboxone; Subutex, Sublocade, Brixadi Evidence-based treatment for opioid use disorder; type of MOUD Daily, oral medication taken at home OR monthly* injection administered by a healthcare provider.
• <b>Long-acting injectable buprenorphine (LAIB)</b>	Brand names: Sublocade, Brixadi *Monthly, bi-weekly, or weekly buprenorphine injection administered by a healthcare provider.
• <b>Methadone</b>	No other names; Evidence-based treatment for opioid use disorder; type of MOUD Daily, oral medication. Dose must be observed by a provider.



# 2025 HSD Investments



# HSD Investment Focus Areas

PHSKC Contract: Focus Area	2024	2025	Δ
SUD Access and Treatment	\$1,972,000	\$4,365,000	+221.3%
Healthcare for the Homeless/ Environmental Health Homelessness Response	\$4,884,500	\$4,921,200	-
Other Programming	\$13,055,100	\$9,322,500	-28.5%
Administration	\$195,200	\$124,300	-36.3%
TOTAL	\$20,106,800	\$18,742,900	-6.8%

23% of 2025 contract funding supports SUD access and treatment, a **221% increase**.



2025 HSD Investments Overview	2025
Administrative Support	\$124,300
Health Care for the Homeless Network	\$4,753,100
Community Health Partnerships	\$7,346,900
Community Based Oral Health	\$177,300
Homeless Outreach and Case Management	\$168,100
Enhanced Reproductive Health	\$273,800
HIV/AIDS Non-medical Case Management	\$394,200
Support for Transitioning Programs	\$1,140,300
Robert Clewis Center Needle Exchange	\$587,000
Downtown Pathways	\$249,200
Methadone and Other Medication Assisted Treatment Access	\$776,400
Community Access to MOUD and Harm Reduction Services	\$1,182,200
Drug User Health Services	\$982,400
Mobile Buprenorphine Team	\$240,000
Community Access to Mobile Methadone Services	\$347,800
<b>TOTAL</b>	<b>\$18,742,900</b>



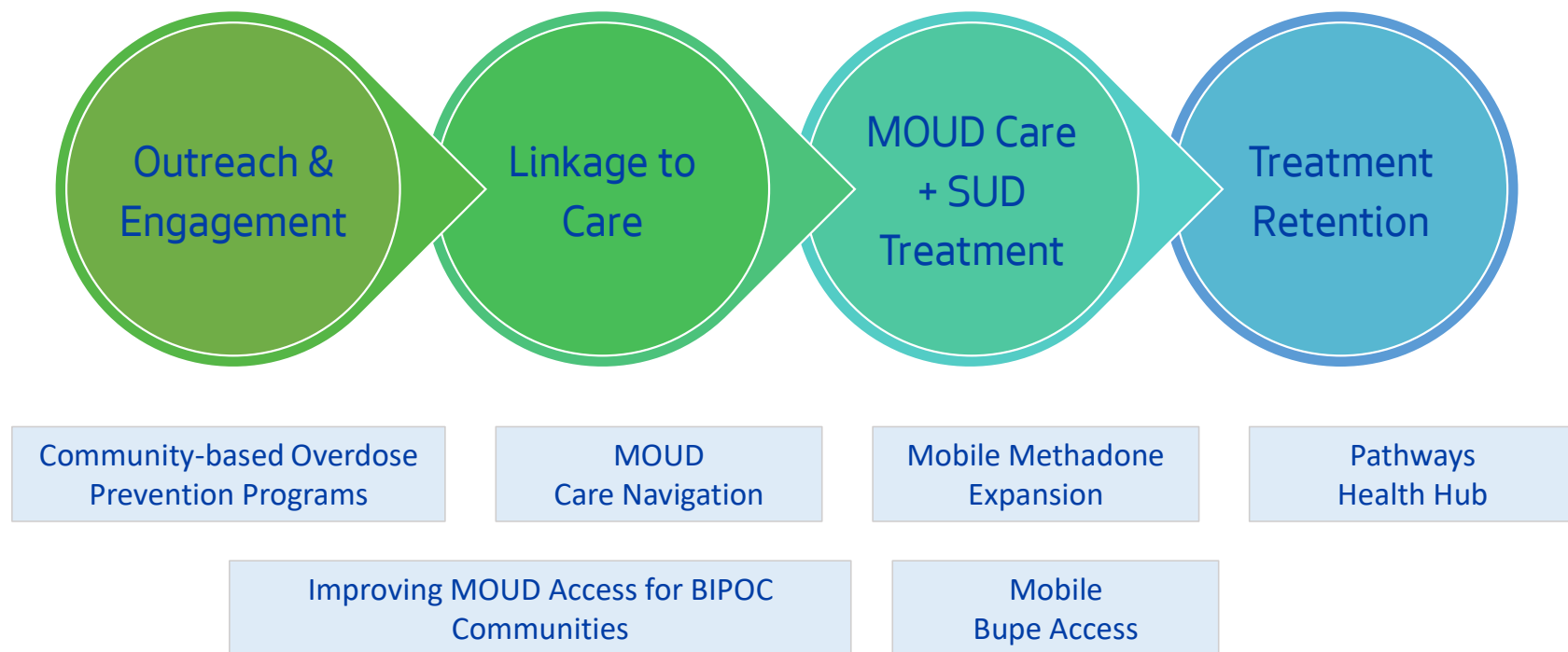
# Determining New Programs

PHSKC Leadership & Experts prioritized:

- **Mayoral priorities** & City's Public Health theory of change
- **Data-driven** interventions to reduce overdose
- Evidence-based strategies to increase access to **low-barrier treatment**
- Focus on populations **disproportionately impacted by overdose**
- Programs likely to achieve greatest **impact**



# Substance Use Disorder Continuum of Care





# Treatment & Overdose Prevention



# New & Expanded Programming: OD/SUD

## Total Funding – 2024:

- Bupe Pathways: *\$210,000*
- Methadone Access via Downtown Public Health: *\$700,000*
- Community-based Overdose Prevention Programs: *\$470,000*

## Total Funding – 2025:

- Bupe Pathways & Pathways Health Hub Expansion: *\$1,340,000*
- Methadone Access via Downtown Public Health: *\$700,000*
- Community-based Overdose Prevention Programs: *\$575,000*
  - Improving MOUD Access for BIPOC Communities: *\$130,000*
- MOUD Care Navigation: *\$200,000*
- Mobile Methadone Expansion: *\$347,800*
- Mobile Bupe Expansion: *\$320,000*



# Community-Based Overdose Prevention

## Goal:

- Funding awarded to five programs across Seattle, focusing on:
  - Expanded outreach in North and South Seattle
  - Doula program for pregnant persons with SUD
  - Belltown neighborhood safety outreach
  - Overdose prevention and MOUD navigation for Black/African American communities
  - Rapid buprenorphine access for people in permanent supportive housing

## Impact:

- 40,000 doses of naloxone distributed
- 5,000 new clients served
- 5,000 referrals to MOUD



# Care Navigation for Opioid Use Disorder

## Goal:

- Support new positions to improve access to medication for opioid use disorder (MOUD)
- Implement care navigation programs, reducing barriers to access, and increasing retention in care
- Create new positions at ORCA Center and UW Telebupe Hotline

## Impact:

- 5,000 referrals to MOUD or patient visits for MOUD care



*Streetcar wrapped with bupe hotline informational ad*

# Expanded Methadone Access

## Goal:

- Support ETS (via PHSKC) to purchase a mobile clinical intake vehicle, expanding access to mobile medication unit services
- Address barriers to beginning methadone treatment, as patients cannot initiate methadone via mobile medication units
- Allow ETS to conduct new patient intakes in neighborhoods across Seattle

## Impact:

- 1,500 supportive services & referrals
- 500 clients receive harm reduction & other services
- 250 new patients accessing MOUD



*Existing ETS mobile medical unit, clinical intake van coming soon*

# Mobile Bupe Access Team

## Goal:

- Support a new high-intensity street outreach team providing rapid buprenorphine access
- Provide same-day treatment in the field (i.e., outside traditional clinic settings)
  - Provide rapid access to long-acting injectable buprenorphine (LAIB) via Nurse + Community Health Worker team

## Impact:

- 75 new patients beginning buprenorphine, either oral (e.g., Suboxone) or Long Acting Injectable (e.g., Sublocade)
- 25 oral buprenorphine prescriptions delivered to patients in the field
- 150 LAIB injections administered to patients in the field



*PHSKC street medicine team (similar setup to mobile bupe team)*

# Pathways Health Hub

## Goal:

- Expand downtown services
- Improve health outcomes for populations experiencing disproportionately poor health outcomes

## Impact:

- 2,500 total patient encounters
  - 800 patient encounters for individuals experiencing homelessness
  - 80% of returning patients with positive urine screens for buprenorphine
- 200 new patients started on long-acting injectable buprenorphine (LAIB)
  - 50% of patients started on LAIB continuing MOUD treatment at 6 months



*PHSKC downtown Public Health building*

# Questions?







## Legislation Text

---

**File #:** CB 121000, **Version:** 1

---

### **CITY OF SEATTLE**

### **ORDINANCE \_\_\_\_\_**

### **COUNCIL BILL \_\_\_\_\_**

AN ORDINANCE relating to prohibiting algorithmic rent fixing; and adding a new Chapter 7.34 to the Seattle Municipal Code.

WHEREAS, in recent years, software using competitive non-public information provided by landlords to

suggest and set rent prices and other lease terms has proliferated in rental markets across the nation; and

WHEREAS, the U.S. Department of Justice (DOJ), along with several state attorneys general, filed a civil

lawsuit against RealPage, Inc., alleging that RealPage contracts with competing landlords who provide

nonpublic competitively sensitive information about rent and other lease terms, which help the software

generate recommendations on rental pricing and other terms in violation of antitrust laws; and

WHEREAS, while Washington State was originally part of the multi-state lawsuit filed by DOJ, the Attorney

General withdrew the claim and filed a suit in state court instead, alleging violations of the state's

Consumer Protection Act; and

WHEREAS, other jurisdictions across the country, including San Francisco, Portland, Berkeley, San Diego,

Philadelphia, Minneapolis, and Colorado, have considered, are considering, or have passed legislation

to regulate coordination between landlords or the use of algorithmic software to set rent; and

WHEREAS, the Washington State Legislature considered regulating algorithmic rent fixing and noncompete

agreements in Senate Bill 5469 in the 2025 legislative session; and

WHEREAS, this legislation is modeled on the legislation considered by the Washington State Legislature;

NOW, THEREFORE,

**BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

Section 1. A new Chapter 7.34 is added to the Seattle Municipal Code as follows:

**Chapter 7.34 ALGORITHMIC RENT FIXING**

**7.34.010 Findings**

A. The prevalence of new software programs, often referred to as “algorithmic devices,” has increased over the past several years.

B. These devices allow landlords to indirectly coordinate with each other by sharing non-public, sensitive, and proprietary information to the software program, which then recommends rental rates and occupancy levels.

C. In 2022, an investigation by ProPublica into companies with such software showed that for “one neighborhood in Seattle, ProPublica found, 70 percent of apartments were overseen by just ten property managers, every single one of which used pricing software sold by RealPage.”

D. Use of such software by landlords likely drives up rent and vacancies and may be illegal price-fixing.

E. As of 2019, renters outnumber homeowners in Seattle.

F. Substantial increases in rent are one of the reasons for the increase in the share of renter households who are cost burdened (defined by HUD as spending more than 30 percent of gross income on housing cost), with average monthly rents increasing by 32 percent, after adjusting for inflation, between 2012 and 2022.

G. The Attorney General estimates that about 800,000 leases in Washington were priced using RealPage software between 2017 and 2024.

H. The City has an interest in protecting consumers as well as addressing factors that artificially inflate an already high demand for rental housing.

**7.34.020 Definitions**

For the purposes of this Chapter 7.34:

“Coordinate” and “coordinating” mean a person’s: (1) collecting historical, anticipated, or contemporary

prices, price changes, supply levels, occupancy rates, or lease or rental contract termination and renewal dates of residential dwelling units from two or more landlords, from private databases, or from public databases; and (2) analyzing or processing the information described in (1) through the use of a system, software, algorithm, or other automated process to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to more than one landlord. “Coordinate” and “coordinating” do not include publishing rental price estimates that:

1. Are solely based on publicly available information;
2. Are equally available to all members of the public; and
3. Do not require a contract, agreement, or license to obtain.

“Dwelling unit” has the meaning defined in Section 22.204.050.

“Landlord” means the owner, lessor, or sublessor of the dwelling unit or the property of which it is a part, and in addition means any person designated as representative of the owner, lessor, or sublessor including, but not limited to, an agent, a resident manager, or a designated property manager.

“Person” means any individual, firm, corporation, association, governmental entity, or partnership and its agents or assigns.

### **7.34.030 Violations**

A. It is a violation of this Chapter 7.34 for any landlord, in or affecting commerce, to subscribe to, contract with, or otherwise exchange anything of value in return for coordinating services.

B. It is a violation of this Chapter 7.34 for any person, in or affecting commerce, to provide coordinating services to two or more landlords.

### **7.34.040 Enforcement and penalties**

The City Attorney may file a civil action in a court of competent jurisdiction for violations of this Chapter 7.34 for civil penalties of up to \$7,500 per violation. The court may award reasonable attorneys’ fees and costs to the City Attorney if the City Attorney is the prevailing party.

**7.34.050 Private right of action**

Any person injured by a violation of this Chapter 7.34 may bring a civil action in a court of competent jurisdiction against a landlord or other person violating this Chapter 7.34 to recover damages up to \$7,500 per violation.

Section 2. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, subsection, or portion of this ordinance, or the invalidity of the application thereof to any person, property, or circumstance, shall not affect the validity of the remainder of this ordinance or the validity of its application to other persons, property, or circumstances.

Section 3. This ordinance shall take effect as provided by Seattle Municipal Code Sections 1.04.020 and 1.04.070.

Passed by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 2025, and signed by  
me in open session in authentication of its passage this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_

President \_\_\_\_\_ of the City Council

Approved /    returned unsigned /    vetoed this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_

Bruce A. Harrell, Mayor

Filed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Scheereen Dedman, City Clerk

(Seal)

Attachments:

## **SUMMARY and FISCAL NOTE**

<b>Department:</b>	<b>Dept. Contact:</b>	<b>CBO Contact:</b>
Legislative	Tamaso Johnson	N/A

### **1. BILL SUMMARY**

**Legislation Title:** An ordinance related to prohibiting algorithmic rent fixing; and adding a new Chapter 7.34 to the Seattle Municipal Code.

**Summary and Background of the Legislation:** This legislation would define a form of prohibited coordination of information via services that combine certain public and non-public data related to the rental housing market with algorithmic analysis which may allow non-competitive price-setting practices for residential rental units. This bill would prohibit landlords from using such coordination services, prohibit such services from being offered, impose civil penalties for such conduct, and create a private right of action for persons harmed by conduct prohibited under this bill.

### **2. CAPITAL IMPROVEMENT PROGRAM**

**Does this legislation create, fund, or amend a CIP Project?** ☐ Yes ☒ 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.

<b>Project Name:</b>	<b>Master Project I.D.:</b>	<b>Project Location:</b>	<b>Start Date:</b>	<b>End Date:</b>	<b>Total Project Cost Through 2030:</b>

### **3. SUMMARY OF FINANCIAL IMPLICATIONS**

**Does this legislation have financial impacts to the City?** ☐ Yes ☐ No

The potential fiscal impacts of implementing this legislation are unknown at this time. The CAO has stated that fiscal impact will be dependent on the number of eligible cases, which is unknown at this time. CAO may be able to absorb these costs within existing budget, or may require additional resources to pursue these cases in the future depending on case volume.

#### **3.d. Other Impacts**

**Does the legislation have other financial impacts to The City of Seattle, including direct or indirect, one-time or ongoing costs, that are not included in Sections 3.a through 3.c? If so, please describe these financial impacts.**

No.

**If the legislation has costs, but they can be absorbed within existing operations, please describe how those costs can be absorbed. The description should clearly describe if the absorbed costs are achievable because the department had excess resources within their existing budget or if by absorbing these costs the department is deprioritizing other work that would have used these resources.**

**Please describe any financial costs or other impacts of *not* implementing the legislation.**

There is no direct financial cost of not implementing the legislation.

#### **4. OTHER IMPLICATIONS**

- a. Please describe how this legislation may affect any departments besides the originating department.**

The City Attorney's Office is responsible for enforcing provisions of this bill.

- b. Does this legislation affect a piece of property? If yes, please attach a map and explain any impacts on the property. Please attach any Environmental Impact Statements, Determinations of Non-Significance, or other reports generated for this property.**

No.

- c. Please describe any perceived implication for the principles of the Race and Social Justice Initiative.**

- i. How does this legislation impact vulnerable or historically disadvantaged communities? How did you arrive at this conclusion? In your response please consider impacts within City government (employees, internal programs) as well as in the broader community.**

This ordinance would prohibit the use of services that combine certain public and non-public information related to the rental housing market with algorithmic analysis which may allow non-competitive price-setting practices for residential rental units. The prohibition of use of these services may have beneficial impacts on rental housing affordability that could positively impact the housing market for renters in Seattle, including vulnerable or historically disadvantaged communities who may be relatively more likely to be represented in among residential rental tenants.

- ii. Please attach any Racial Equity Toolkits or other racial equity analyses in the development and/or assessment of the legislation.**

N/A

- iii. What is the Language Access Plan for any communications to the public?**

N/A

- d. Climate Change Implications**

- i. Emissions: How is this legislation likely to increase or decrease carbon emissions in a material way? Please attach any studies or other materials that were used to inform this response.**

N/A

- ii. **Resiliency:** Will the action(s) proposed by this legislation increase or decrease Seattle’s resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.

N/A

- e. **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)? What mechanisms will be used to measure progress towards meeting those goals?

N/A

## 5. CHECKLIST

Please click the appropriate box if any of these questions apply to this legislation.

- ☐ **Is a public hearing required?**
- ☐ **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required?**
- ☐ **If this legislation changes spending and/or revenues for a fund, have you reviewed the relevant fund policies and determined that this legislation complies?**
- ☐ **Does this legislation create a non-utility CIP project that involves a shared financial commitment with a non-City partner agency or organization?**  
If yes, please review requirements in Resolution 31203 for applicability and complete and attach “Additional risk analysis and fiscal analysis for non-utility partner projects” form.

## 6. ATTACHMENTS

**Summary Attachments:** None.



## Amendment 1 to CB 121000 Algorithmic Rent-Fixing ORD

**Sponsor:** Councilmember Moore

*Allowing fee recover in private enforcement*

**Effect:** This amendment would allow attorneys' fees and costs to be recoverable in a successful enforcement claim under the private right of action in this legislation.

Amend Section 1 of CB 121000 as follows:

Section 1. A new Chapter 7.34 is added to the Seattle Municipal Code as follows:

### **Chapter 7.34 ALGORITHMIC RENT FIXING**

\* \* \*

#### **7.34.050 Private right of action**

Any person injured by a violation of this Chapter 7.34 may bring a civil action in a court of competent jurisdiction against a landlord or other person violating this Chapter 7.34 to recover damages up to \$7,500 per violation. The court may award reasonable attorneys' fees and costs to any person injured by a violation of this Chapter 7.34 if that person is the prevailing party.

\* \* \*

June 4, 2025

## MEMORANDUM

**To:** Housing and Human Services Committee  
**From:** Tamaso Johnson, Analyst  
**Subject:** Council Bill 121000 - Algorithmic Rent-Fixing ORD

---

On June 11<sup>th</sup> the Housing and Human Services Committee (Committee) will have an initial discussion, briefing, and possible vote on Council Bill (CB) 121000, which would define and penalize the provision and use of certain residential housing market-related data products which may enable anti-competitive price-setting of rental units.

This memorandum (1) provides background on algorithmic rent-fixing services and related public policy responses, (2) describes the effect of CB 121000, and (3) discusses next steps.

### Background

#### Algorithmic Rent-Fixing

In recent years, software services combining public and competitive non-public information to suggest rent prices and other lease terms have increasingly been utilized by landlords across the country. While publicly available rental price information and services selling housing market survey information have been in common use by landlords to make informed decisions about unit price in the past, these new commercial services are novel in their application of automated algorithmic analysis to non-public data to generate suggested prices to many landlords and property management entities simultaneously. Critics of these services argue that they enable anti-competitive collusion and price-setting of residential rental units that artificially inflate the price of housing across the markets where they are used.

#### Public Policy Responses

A number of other jurisdictions have proposed or enacted legislation in response to this issue that curtail or outright prohibit the use of algorithmic price suggestion tools in the housing market.<sup>1</sup> Additionally, the Washington State Attorney General is currently involved in state court litigation, and had been one of several state plaintiffs in a Federal Department of Justice suit against RealPage, a leading vendor of algorithmic price suggestion tools, and landlords alleging unfair anti-competitive practices in the rental housing market.<sup>2</sup> The Attorney General's office estimates that 800,000 leases in Washington were priced using this software since 2017, and alleges that use of this service may have contributed to rent increases in the state above

---

<sup>1</sup> Cities where similar legislation has been proposed or adopted include: Berkeley, San Diego, San Francisco, Minneapolis, Philadelphia, Portland, and Jersey City. Colorado passed a state level prohibition on these services that was vetoed by the Governor.

<sup>2</sup> See: <https://www.atg.wa.gov/news/news-releases/washington-ag-says-realpage-and-landlords-conspired-harm-tenants-violate> and <https://www.atg.wa.gov/news/news-releases/ag-ferguson-files-antitrust-lawsuit-asserting-realpage-helps-landlords-conspire>

the national average over the past several years. The Washington State Legislature took up a bill during the 2025 session designed to address the issue by prohibiting both the use of these tools by landlords and their provision by vendors. Substitute Senate Bill (SSB) 5469 (2025) passed the state senate but failed to advance through the state house prior to the end of the legislative session this April.<sup>3</sup>

## **CB 121000**

This bill would prohibit the use of algorithmic price suggestion tools in the residential rental housing market in the City through an approach largely mirroring SSB 5469 (2025). CB 121000 would, in sum, accomplish this policy goal by: (1) defining prohibited “coordination” as the application of automated algorithmic analysis to public and/or private residential housing market data to generate recommendations on price and other relevant terms; (2) prohibiting landlords from utilizing services offering such coordination; and, (3) prohibiting entities from offering such coordinating services to two or more landlords. Prohibited coordination does not include published rental price estimates that are based solely on public information, are equally available to all members of the public, and do not require a contract, license, or agreement to obtain. These prohibitions would be enforceable by the City Attorney’s Office (CAO) via a new civil penalty of up to \$7,500 per violation, as well as reasonable costs and attorney’s fees. The bill would also create a new private right of action allowing persons harmed by prohibited landlord or coordination service provider conduct to sue for damages of up to \$7,500 per violation.

Councilmembers that would like more information about the interplay between the City’s authority to regulate how business is conducted within Seattle and businesses’ rights to protect and pursue their financial interests are encouraged to speak to the Law Department for legal advice.

The potential fiscal impacts of implementing this legislation are unknown at this time. The CAO has stated that fiscal impact will be dependent on the number of eligible cases, which is unknown at this time. CAO may be able to absorb these costs within existing budget or may require additional resources to pursue these cases in the future depending on case volume. City enforcement costs could be mitigated by an amendment to this legislation allowing private individuals harmed by prohibited conduct under this bill to recover attorneys’ fees and costs if such an action prevails.

## **Next Steps**

At the June 11<sup>th</sup> meeting, The Committee will have an initial briefing, discussion, and may vote on a recommendation to the Full Council.

cc: Ben Noble, Director

---

<sup>3</sup> See: <https://app.leg.wa.gov/billssummary/?BillNumber=5469&Year=2025&Initiative=false>