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**CITY OF SEATTLE**  
**ORDINANCE** 127423  
**COUNCIL BILL** 121184

AN ORDINANCE relating to leases; expanding the Director of Finance and Administrative Services' authority to execute leases when the land is used for transitional encampment purposes; amending Section 3.127.020 of the Seattle Municipal Code; and ratifying and confirming certain prior acts.

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

Section 1. Section 3.127.020 of the Seattle Municipal Code, enacted by Ordinance 123361, is amended as follows:

**3.127.020 Authority to execute leases for use by City Departments and agencies.**

\* \* \*

C. All leases executed pursuant to the authority of Section 3.127.020 shall conform to the following ~~((requirements))~~ provisions:

1. Rental payments for office space shall not exceed a rate of \$26 per square foot per year and the total square footage leased in any one calendar year shall not exceed 5,000 square feet for such space in any single building or other facility.

2. Rental payments for improved space other than office space shall not exceed \$10 per square foot per year, and the total square footage leased in any one rental agreement in any one calendar year shall not exceed 9,000 square feet for such space in any single building, structure, or other facility.

3. Rental payments for unimproved real estate, or land used for parking or open storage purposes shall not exceed \$6 per square foot per year, and the total square footage leased in any one rental agreement in any one calendar year shall not exceed 18,000 square feet for such space in any single building, structure, or other facility. However, if the unimproved real estate

1 or land is being leased for transitional encampments governed by Section 23.42.054 or Section  
2 23.42.056, the total square footage leased in any one rental agreement in any one calendar year  
3 shall not exceed 65,000 square feet, and the price per square foot shall be as negotiated  
4 consistent with market rate.

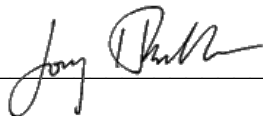
5           4. The dollar amounts specified in subsections 3.127.020.C.1, 3.127.020.C.2, and  
6 3.127.020.C.3 (~~(of this section)~~) shall be adjusted annually beginning February 1, 2011 by the  
7 percentage change in the annual Consumer Price Index For All Urban Consumers (CPI-U), All  
8 Items, Seattle-Tacoma-~~(Bremerton)~~Bellevue, WA Metropolitan Area (1982-84 = 100) for the  
9 preceding year as published by the U.S. Department of Labor, Bureau of Labor Statistics, or its  
10 successor; provided, that if the Consumer Price Index is discontinued or its base is changed, a  
11 comparable index shall be substituted.

12           5. The department or agency that is to occupy the premises to be leased shall have  
13 available to it sufficient funds to pay the Department of Finance and Administrative Services for  
14 its anticipated billing for the use of such space during the balance of the current budget year.


15           Section 2. Any act consistent with the authority of this ordinance taken after its passage  
16 and prior to its effective date is ratified and confirmed.

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


3 Passed by the City Council the 14th day of April, 2026,  
4 and signed by me in open session in authentication of its passage this 14th day of  
5 April, 2026.

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

8  Approved /  returned unsigned /  vetoed this 27th day of April, 2026.

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10 \_\_\_\_\_  
Katie B. Wilson, Mayor

11 Filed by me this 27th day of April, 2026.

12   
13 \_\_\_\_\_  
Scheereen Dedman, City Clerk

14 (Seal)