



SEATTLE CITY COUNCIL

Legislative Summary

CB 118993

Record No.: CB 118993

Type: Ordinance (Ord)

Status: Passed

Version: 2

Ord. no: Ord 125334

In Control: City Clerk

File Created: 05/15/2017

Final Action: 06/23/2017

Title: AN ORDINANCE relating to residential rental properties; amending Sections 7.24.060, 7.24.070 and 7.24.080 of the Seattle Municipal Code; requiring that landlords provide information to tenants about how to register to vote and how to update voter registration information.

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Sawant

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments: Council Bill 118993_Evaluation Amendment.pdf

Drafter: patrick.wigren@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File

Legal Notice Published:

Yes

No

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Clerk	05/16/2017	sent for review	Council President's Office			
	Action Text: The Council Bill (CB) was sent for review. to the Council President's Office						
	Notes:						
1	Council President's Office	06/01/2017	sent for review	Energy and Environment Committee			
	Action Text: The Council Bill (CB) was sent for review. to the Energy and Environment Committee						
	Notes:						
1	Full Council	06/05/2017	referred	Energy and Environment Committee			
	Action Text: The Council Bill (CB) was referred. to the Energy and Environment Committee						
	Notes:						
1	Energy and Environment Committee	06/13/2017	pass				Pass

Action Text: The Committee recommends that Full Council pass the Council Bill (CB).

Notes:

In Favor: 3 Chair Sawant, Vice Chair Juarez, Member González

Opposed: 0

1 Full Council 06/19/2017 passed as amended Pass

Action Text: The Motion carried, the Council Bill (CB) was passed as amended by the following vote, and the President signed the Bill:

Notes: **ACTION 1:**

Motion was made by Councilmember Juarez, duly seconded and carried, to amend Council Bill 118993, by adding a new Section 3, and renumbering the remaining section accordingly, as shown in the underlined language below:

Section 3. The City Council requests that the Seattle Department of Construction and Inspections (SDCI) work with King County Elections to identify opportunities to track voter registrations that result from implementation of the ordinance introduced as Council Bill 118993. This could include developing a unique web address for online registrations, created by King County, and/or providing a customized voter registration form that can be tracked, to be included in the landlord-tenant information packets prepared by SDCI. This information would be used to evaluate the impact of this legislation.

ACTION 2:

Motion was made by Councilmember Juarez, duly seconded and carried, to amend Council Bill 118993, by amending Seattle Municipal Code 7.24.080, as shown in Attachment 1 of the minutes.

ACTION 3:

Motion was made and duly seconded to pass Council Bill 118993 as amended.

In Favor: 6 Councilmember Bagshaw, Council President Harrell, Councilmember Herbold, Councilmember Johnson, Councilmember Juarez, Councilmember Sawant

Opposed: 0

2 City Clerk 06/21/2017 submitted for Mayor's signature Mayor

Legislative Summary Continued (CB 118993)

- 2 Mayor 06/23/2017 Signed
- 2 Mayor 06/23/2017 returned City Clerk
Action Text: The Council Bill (CB) was returned. to the City Clerk
Notes:
- 2 City Clerk 06/23/2017 attested by City
Clerk
Action Text: The Ordinance (Ord) was attested by City Clerk.
Notes:
-

CITY OF SEATTLE

ORDINANCE 125334

COUNCIL BILL 118993

1
2
3
4 ..title

5 AN ORDINANCE relating to residential rental properties; amending Sections 7.24.060, 7.24.070
6 and 7.24.080 of the Seattle Municipal Code; requiring that landlords provide information
7 to tenants about how to register to vote and how to update voter registration information.

8 ..body

9 WHEREAS, approximately 11 percent of the U.S. population relocated between 2015 and 2016

10 per the U.S. Census Bureau, Current Population Survey, 2016 Annual Social and

11 Economic Supplement; and

12 WHEREAS, approximately 23 percent of the U.S. population who are renters relocated between

13 2015 and 2016 per the U.S. Census Bureau, Current Population Survey, 2016 Annual

14 Social and Economic Supplement; and

15 WHEREAS, studies show that there is low voter participation among persons who have recently

16 relocated; and

17 WHEREAS, 41 percent of renters who had lived in their home for more than five years reported

18 that they voted in 2014 per the U.S. Census Bureau, Current Population Survey,

19 November 2014; and

20 WHEREAS, only 21 percent of renters who had lived in their home for less than one year

21 reported that they voted in 2014 per the U.S. Census Bureau, Current Population Survey,

22 November 2014; and

23 WHEREAS, providing voter registration information to a tenant when a rental agreement is

24 offered to a tenant may increase voter participation among tenants who have recently

25 relocated; and

1 WHEREAS, landlords are uniquely positioned because of the landlord-tenant relationship to
2 provide voter registration information to tenants who have recently moved to Seattle or
3 within Seattle; and

4 WHEREAS, increasing voter participation is a proper exercise of the police power to protect and
5 promote the health, safety, and welfare of the general public; NOW, THEREFORE,

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

7 Section 1. Section 7.24.060 of the Seattle Municipal Code, last amended by Ordinance
8 125222, is amended as follows:

9 **7.24.060 Private right of action**

10 * * *

11 B. Remedies for tenants if landlord fails to comply

12 1. If a landlord fails to comply with the requirements of subsections
13 7.24.080.A, ~~((or))~~ 7.24.080.B, or 7.24.080.C and such failure was not caused by the tenant, the
14 tenant may terminate the rental agreement by written notice pursuant to law.

15 2. In addition to the remedy provided by subsection 7.24.060.B.1, if a
16 landlord fails to comply with the requirements of Section 7.24.080, the tenant may recover in a
17 civil action from the landlord actual damages, attorney fees, and a penalty of up to \$500. If a
18 court determines that the landlord deliberately failed to comply with the requirements of Section
19 7.24.080, the penalty may be up to \$1,000.

20 Section 2. Section 7.24.070 of the Seattle Municipal Code, last amended by Ordinance
21 125222, is amended as follows:

22 **7.24.070 ~~((Summaries of))~~ Information packets for landlords and tenants ~~((rights))~~**

1 A. The Department shall, as soon as practicable after passage of the ordinance
2 introduced as Council Bill ((418817)) 118993, and as the Department shall deem necessary
3 thereafter, prepare a packet that includes:

4 1. ((a)) A summary of this ((chapter)) Chapter 7.24, and of the Housing and
5 Building Maintenance Code, the Tenant Relocation Assistance Ordinance, the Condominium
6 Conversion Ordinance, the Cooperative Conversion Ordinance, the Mobile Homes and Mobile
7 Home Parks Ordinance, the Third Party Billing Ordinance, the Rental Registration and
8 Inspection Ordinance, and the Washington State Residential Landlord Tenant Act, describing the
9 respective rights, obligations, and remedies of landlords and tenants thereunder((;)) ; and ((shall
10 make such summaries available at cost for public inspection and copying. The summaries
11 prepared by the Department shall serve as informational documents only, and nothing therein
12 shall be construed as binding on or affecting any judicial determination of the rights and
13 responsibilities of landlords and tenants, nor shall the Department be liable for any misstatement
14 or misinterpretation of the applicable laws.))

15 2. Information describing how to register to vote and how to update voter
16 registration, including updates to reflect a person's new address. The information shall include a
17 voter registration form.

18 B. The Department shall make the summary described in subsection 7.24.070.A.1
19 available to the public at cost. The Department shall make the information and voter registration
20 form described in subsection 7.24.070.A.2 available to landlords at no cost, and to the public at
21 cost.

22 C. The packet prepared by the Department includes informational documents only,
23 and nothing in the summaries therein shall be construed as binding on or affecting any judicial

1 determination of the rights and responsibilities of landlords and tenants, nor is the Department
2 liable for any misstatement or misinterpretation of the applicable laws.

3 Section 3. Section 7.24.080 of the Seattle Municipal Code, last amended by Ordinance
4 125222, is amended as follows:

5 **7.24.080 Distribution of ~~((summaries))~~ information packets by landlord required**

6 A. A copy of ~~((summaries))~~ the packet described in Section 7.24.070 that includes
7 the summary prepared by the Director pursuant to ~~(Section 7.24.070))~~ subsection 7.24.070.A.1
8 that pertains to the type of tenancy or activity described in ~~((a))~~ that summary, shall be provided
9 to any tenant or prospective tenant by or on behalf of a landlord when such rental agreement is
10 offered, whether or not such agreement is for a new or renewal rental agreement. For a renewal
11 of a rental agreement, the landlord may provide the copy of the ~~((summaries))~~ summary to the
12 tenant electronically. A landlord must distribute the ~~((summaries))~~ summary annually to tenants
13 having month-to-month tenancies.

14 B. A copy of the packet described in Section 7.24.070 that includes the information
15 and voter registration form described in subsection 7.24.070.A.2 shall be provided by a landlord
16 to any tenant or prospective tenant when a new rental agreement is offered by the landlord.

17 C. ~~((Where))~~ If there is an oral agreement, the landlord shall give the tenant copies of
18 the ~~((summaries))~~ packet described in Section 7.24.070 either before entering into the oral
19 agreement or as soon as reasonably possible after entering into the oral agreement.

20 D. ~~((For existing tenants, landlords))~~ Landlords shall, within 30 days after the
21 Director makes the packet described in Section 7.24.070 available, ~~((or within a reasonable time~~
22 thereafter,)) distribute ~~((current copies of))~~ the ~~((summaries))~~ packet ~~((described in Section~~
23 7.24.070)) to existing tenants. After passage of the ordinance introduced as Council Bill 118993,

1 the Department shall update the packet to include the information described in subsection
2 7.24.070.A.2 and shall notify landlords that the updated packet is available for distribution to
3 existing tenants.

4 Section 3. The City Council requests that the Seattle Department of Construction and
5 Inspections (SDCI) work with King County Elections to identify opportunities to track voter
6 registrations that result from implementation of the ordinance introduced as Council Bill 118993.
7 This could include developing a unique web address for online registrations, created by King
8 County, and/or providing a customized voter registration form that can be tracked, to be included
9 in the landlord-tenant information packets prepared by SDCI. This information would be used to
10 evaluate the impact of this legislation.

11

1 Section 4. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the 19th day of JUNE, 2017,
5 and signed by me in open session in authentication of its passage this 19th day of
6 JUNE, 2017.

7 

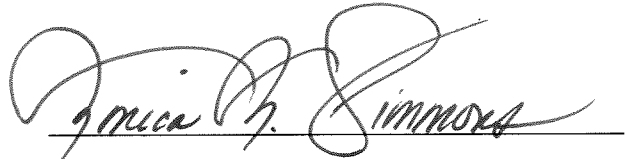
8 President _____ of the City Council

9 Approved by me this 23 day of June, 2017.

10 

11 Edward B. Murray, Mayor

12 Filed by me this 23 day of June, 2017.

13 

14 Monica Martinez Simmons, City Clerk

15 (Seal)