



# SEATTLE CITY COUNCIL

## Legislative Summary

CB 118340

Record No.: CB 118340

Type: Ordinance (Ord)

Status: Attested by City Clerk

124738

Version: 2

In Control: City Clerk

File Created: 02/19/2015

Final Action: 03/27/2015

**Title:** AN ORDINANCE amending Seattle Municipal Code sections 22.206.160 and 22.214.075 to prohibit evictions of residential tenants from rental housing units if the units are not registered with the Department of Planning and Development as required by SMC 22.214.040.

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Clark

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments:

Drafter: patrick.wigren@seattle.gov

Filing Requirements/Dept Action:

**History of Legislative File**

Legal Notice Published:

Yes

No

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Clerk	02/19/2015	sent for review	Council President's Office			
	<b>Action Text:</b> The Council Bill (CB) was sent for review to the Council President's Office						
	<b>Notes:</b>						
1	Council President's Office	02/25/2015	sent for review	Committee on Housing Affordability, Human Services, and Economic Resiliency			
	<b>Action Text:</b> The Council Bill (CB) was sent for review to the Committee on Housing Affordability, Human Services, and Economic Resiliency						
	<b>Notes:</b>						
1	Committee on Housing Affordability, Human Services, and Economic Resiliency	03/05/2015					



**CITY OF SEATTLE**  
**ORDINANCE** 124738  
**COUNCIL BILL** 118340

AN ORDINANCE amending Seattle Municipal Code sections 22.206.160 and 22.214.075 to prohibit evictions of residential tenants from rental housing units if the units are not registered with the Department of Planning and Development as required by SMC 22.214.040.

WHEREAS, the Rental Registration and Inspection Ordinance (RRIO) was adopted by the City Council in September 2012 to help ensure that rental housing in Seattle is safe and meets basic housing maintenance requirements; and

WHEREAS, the RRIO requires landlords to register rental housing units in Seattle, from single-family houses to large apartment buildings, beginning in September 2014, and to have their rental properties inspected at least once every ten years; and

WHEREAS, under current City law, owners of housing units generally cannot evict or attempt to evict a tenant, unless the owner can prove in court that just cause exists for such eviction; and

WHEREAS, the Council finds that requiring landlord compliance with the RRIO in order for an owner to evict a tenant as permitted by City law is likely to encourage landlords to comply with the RRIO; NOW, THEREFORE;

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

Section 1. Subsection 22.206.160.C.1 of the Seattle Municipal Code, which section was last amended by Ordinance 123564, is amended as follows:

**22.206.160 - Duties of owners**

\* \* \*

1  
2 C. Just Cause Eviction

3 1. Pursuant to provisions of the state Residential Landlord-Tenant Act (RCW  
4 59.18.290), owners may not evict residential tenants without a court order, which can  
5 be issued by a court only after the tenant has an opportunity in a show cause hearing to  
6 contest the eviction (RCW 59.18.380). ~~((In addition, owners))~~ Owners of housing units  
7 shall not evict or attempt to evict any tenant, or otherwise terminate or attempt to  
8 terminate the tenancy of any tenant unless the owner can prove in court that just cause  
9 exists. Owners may not evict residential tenants from rental housing units if the units  
10 are not registered with the Department of Planning and Development as required by  
11 Section 22.214.040, regardless of whether just cause for eviction may exist. An owner  
12 is in compliance with this registration requirement if the rental housing unit is  
13 registered with the Department of Planning and Development before entry of a court  
14 order authorizing eviction or before a writ of restitution is granted. A court may grant  
15 a continuance in an eviction action in order to give the owner time to register the rental  
16 housing unit. The reasons for termination of tenancy listed below, and no others, shall  
17 constitute just cause under this ~~((section))~~ Section 22.206.160:

- 18  
19  
20  
21 a. The tenant fails to comply with a three day notice to pay rent or vacate pursuant  
22 to RCW 59.12.030(3); a ten day notice to comply or vacate pursuant to RCW  
23 59.12.030(4); or a three day notice to vacate for waste, nuisance (including a drug-  
24 related activity nuisance pursuant to RCW Chapter 7.43) or maintenance of an  
25 unlawful business or conduct pursuant to RCW 59.12.030(5);  
26

1 b. The tenant habitually fails to pay rent when due which causes the owner to  
2 notify the tenant in writing of late rent four or more times in a 12 month period;

3 c. The tenant fails to comply with a ten day notice to comply or vacate that  
4 requires compliance with a material term of the rental agreement or that requires  
5 compliance with a material obligation under RCW 59.18;

6 d. The tenant habitually fails to comply with the material terms of the rental  
7 agreement which causes the owner to serve a ten day notice to comply or vacate  
8 three or more times in a 12 month period;

9 e. The owner seeks possession so that the owner or a member of his or her  
10 immediate family may occupy the unit as that person's principal residence and no  
11 substantially equivalent unit is vacant and available in the same building.

12 "Immediate family" shall include the owner's domestic partner registered pursuant  
13 to Section 1 of Ordinance 117244 or the owner's spouse, parents, grandparents,  
14 children, brothers and sisters of the owner, of the owner's spouse, or of the owner's  
15 domestic partner. There shall be a rebuttable presumption of a violation of this  
16 subsection 22.206.160.C.1.a if the owner or a member of the owner's immediate  
17 family fails to occupy the unit as that person's principal residence for at least 60  
18 consecutive days during the 90 days immediately after the tenant vacated the unit  
19 pursuant to a notice of termination or eviction using this subparagraph as the cause  
20 for eviction;

21 f. The owner elects to sell a single-family dwelling unit and gives the tenant at  
22 least 60 days written notice prior to the date set for vacating, which date shall  
23

1 coincide with the end of the term of a rental agreement, or if the agreement is  
2 month to month, with the last day of a monthly period. For the purposes of this  
3 ((section)) Section 22.206.160, an owner "elects to sell" when the owner makes  
4 reasonable attempts to sell the dwelling within 30 days after the tenant has vacated,  
5 including, at a minimum, listing it for sale at a reasonable price with a realty  
6 agency or advertising it for sale at a reasonable price in a newspaper of general  
7 circulation. There shall be a rebuttable presumption that the owner did not intend to  
8 sell the unit if:  
9

- 10 1) Within 30 days after the tenant has vacated, the owner does not list the  
11 single-family dwelling unit for sale at a reasonable price with a realty agency or  
12 advertise it for sale at a reasonable price in a newspaper of general circulation,  
13 or  
14 2) Within 90 days after the date the tenant vacated or the date the property  
15 was listed for sale, whichever is later, the owner withdraws the rental unit from  
16 the market, rents the unit to someone other than the former tenant, or otherwise  
17 indicates that the owner does not intend to sell the unit;  
18  
19 g. The tenant's occupancy is conditioned upon employment on the property and  
20 the employment relationship is terminated;  
21  
22 h. The owner seeks to do substantial rehabilitation in the building; provided that,  
23 the owner must obtain a tenant relocation license if required by Chapter 22.210 and  
24 at least one permit necessary for the rehabilitation, other than a Master Use Permit,  
25 before terminating the tenancy;  
26

1 i. The owner (i) elects to demolish the building, convert it to a cooperative, or  
2 convert it to a nonresidential use; provided that, the owner must obtain a tenant  
3 relocation license if required by Chapter 22.210 and a permit necessary to demolish  
4 or change the use before terminating any tenancy, or (ii) converts the building to a  
5 condominium provided the owner complies with the provisions of Sections  
6 22.903.030 and 22.903.035;

7 j. The owner seeks to discontinue use of a housing unit unauthorized by Title 23  
8 after receipt of a notice of violation thereof. The owner is required to pay  
9 relocation assistance to the tenant(s) of each such unit at least two weeks prior to  
10 the date set for termination of the tenancy, at the rate of:

- 11
- 12 1) \$2,000 for a tenant household with an income during the past 12 months  
13 at or below 50 percent of the County median income, or
  - 14 2) Two months' rent for a tenant household with an income during the past  
15 12 months above 50 percent of the County median income;

16 k. The owner seeks to reduce the number of individuals residing in a dwelling unit  
17 to comply with the maximum limit of individuals allowed to occupy one dwelling  
18 unit, as required by Title 23, and:

- 19
- 20 1) a) The number of such individuals was more than is lawful under the  
21 current version of Title 23 or Title 24 but was lawful under Title 23 or 24 on  
22 August 10, 1994;
  - 23 b) That number has not increased with the knowledge or consent of the  
24 owner at any time after August 10, 1994; and
- 25  
26  
27  
28

1 c) The owner is either unwilling or unable to obtain a permit to allow  
2 the unit with that number of residents.

3 2) The owner has served the tenants with a 30 day notice, informing the  
4 tenants that the number of tenants exceeds the legal limit and must be reduced  
5 to the legal limit,

6 3) After expiration of the 30 day notice, the owner has served the tenants  
7 with and the tenants have failed to comply with a ten day notice to comply with  
8 the limit on the number of occupants or vacate, and

9 4) If there is more than one rental agreement for the unit, the owner may  
10 choose which agreements to terminate; provided that, the owner may either  
11 terminate no more than the minimum number of rental agreements necessary to  
12 comply with the legal limit on the number of occupants, or, at the owner's  
13 option, terminate only those agreements involving the minimum number of  
14 occupants necessary to comply with the legal limit;  
15

16  
17 I. 1) The owner seeks to reduce the number of individuals who reside in one  
18 dwelling unit to comply with the legal limit after receipt of a notice of violation  
19 of the Title 23 restriction on the number of individuals allowed to reside in a  
20 dwelling unit, and:

21  
22 a) The owner has served the tenants with a 30 day notice, informing the  
23 tenants that the number of tenants exceeds the legal limit and must be  
24 reduced to the legal limit; provided that, no 30 day notice is required if the  
25



1 number of tenants was increased above the legal limit without the  
2 knowledge or consent of the owner;

3 b) After expiration of the 30 day notice required by subsection  
4 22.206.160.1.1.a above, or at any time after receipt of the notice of  
5 violation if no 30 day notice is required pursuant to subsection  
6 22.206.160.1.1.a, the owner has served the tenants with and the tenants  
7 have failed to comply with a 10 day notice to comply with the maximum  
8 legal limit on the number of occupants or vacate; and

9 c) If there is more than one rental agreement for the unit, the owner may  
10 choose which agreements to terminate; provided that, the owner may either  
11 terminate no more than the minimum number of rental agreements  
12 necessary to comply with the legal limit on the number of occupants, or, at  
13 the option of the owner, terminate only those agreements involving the  
14 minimum number of occupants necessary to comply with the legal limit.

15  
16  
17 2) For any violation of the maximum legal limit on the number of  
18 individuals allowed to reside in a unit that occurred with the knowledge or  
19 consent of the owner, the owner is required to pay relocation assistance to the  
20 tenant(s) of each such unit at least two weeks prior to the date set for  
21 termination of the tenancy, at the rate of:

22  
23 a) \$2,000 for a tenant household with an income during the past 12 months  
24 at or below 50 percent of the county median income, or  
25

1                   b) Two months' rent for a tenant household with an income during the past  
2                   12 months above 50 percent of the county median income;

3                   m. The owner seeks to discontinue use of an accessory dwelling unit for which a  
4                   permit has been obtained pursuant to Sections 23.44.041 and 23.45.545 after  
5                   receipt of a notice of violation of the development standards provided in those  
6                   sections. The owner is required to pay relocation assistance to the tenant  
7                   household residing in such a unit at least two weeks prior to the date set for  
8                   termination of the tenancy, at the rate of:

9                   1)       \$2,000 for a tenant household with an income during the past 12 months  
10                  at or below 50 percent of the county median income, or

11                  2)       Two months' rent for a tenant household with an income during the past  
12                  12 months above 50 percent of the county median income;

13                  n. An emergency order requiring that the housing unit be vacated and closed has  
14                  been issued pursuant to Section 22.206.260 and the emergency conditions  
15                  identified in the order have not been corrected;

16                  o. The owner seeks to discontinue sharing with a tenant of the owner's own  
17                  housing unit, i.e., the unit in which the owner resides, seeks to terminate the  
18                  tenancy of a tenant of an accessory dwelling unit authorized pursuant to Sections  
19                  23.44.041 and 23.45.545 that is accessory to the housing unit in which the owner  
20                  resides or seeks to terminate the tenancy of a tenant in a single-family dwelling unit  
21                  and the owner resides in an accessory dwelling unit on the same lot. This  
22                  subsection 22.206.160.C.1.o does not apply if the owner has received a notice of  
23                  24                  25                  26                  27                  28

1 violation of the development standards of Section 23.44.041. If the owner has  
2 received such a notice of violation, subsection 22.206.160.C.1.m applies;  
3 p. A tenant, or with the consent of the tenant, his or her subtenant, sublessee,  
4 resident or guest, has engaged in criminal activity on the premises, or on the  
5 property or public right-of-way abutting the premises, and the owner has specified  
6 in the notice of termination the crime alleged to have been committed and the  
7 general facts supporting the allegation, and has assured that the Department of  
8 Planning and Development has recorded receipt of a copy of the notice of  
9 termination. For purposes of this subsection 22.206.160.C.1.p a person has  
10 "engaged in criminal activity" if he or she:  
11

- 12 1) Engages in drug-related activity that would constitute a violation of  
13 RCW Chapters 69.41, 69.50 or 69.52, or
- 14 2) Engages in activity that is a crime under the laws of this state, but only  
15 if the activity substantially affects the health or safety of other tenants or the  
16 owner.  
17

18 \* \* \*

19  
20 Section 2. Subsection 22.214.075.A of the Seattle Municipal Code, which section was  
21 enacted by Ordinance 124011, is amended as follows:

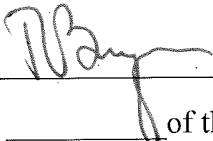
22 A. Failure to comply with any provision of this Chapter 22.214, or rule adopted according  
23 to this Chapter 22.214, ~~((shall be))~~ is a violation of ~~((the))~~ this Chapter 22.214 and subject to  
24 enforcement as provided for in this Chapter 22.214. In addition, and as further provided by  
25 Section 22.206.160.C, owners may not evict residential tenants from rental housing units if the  
26

units are not registered with the Department of Planning and Development as required by  
SMC 22.214.040.

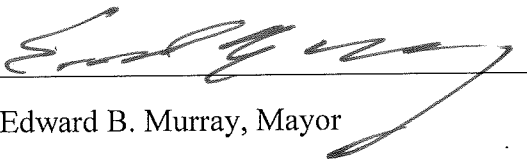
\* \* \*

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


Passed by the City Council the 23<sup>rd</sup> day of March, 2015, and signed by me in open session in authentication of its passage this 23<sup>rd</sup> day of March, 2015.

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

Approved by me this 27 day of March, 2015.

  
\_\_\_\_\_  
Edward B. Murray, Mayor

Filed by me this 27<sup>th</sup> day of MARCH, 2015.

  
\_\_\_\_\_  
Monica Martinez Simmons, City Clerk

(Seal)