

**Major Changes between CB 118456 and CB 118516**

	CB 118456 (as introduced)	CB 118516 (as introduced)	Notes
<b>Chapter 7.24: Rental Agreement Regulation Ordinance (RARO)</b>			
<b>What happens at the expiration of a fixed-term tenancy</b>	<p>If a rental agreement was a tenancy for a specified time and the tenant was not offered a new term lease 60 days prior to the expiration of the term, the tenancy would convert to a month-to-month periodic tenancy by operation of law at the end of the fixed term.</p> <p>[Section 1]</p>	<ul style="list-style-type: none"> <li>• Every new or renewed rental agreement for a specified term is to include a provision requiring notice to tenants 60-120 days before expiration of a fixed term tenancy whether the landlord intends to offer the tenant a new lease term.</li> <li>• Failure to provide such notice is a defense to:                             <ul style="list-style-type: none"> <li>○ An action for eviction for holding over or continuing in possession after expiration of the term.</li> <li>○ Actions for unlawful detainer, enforcement of a rental agreement, imposition of penalties, or forfeiture of a deposit and allows a tenant to receive reasonable attorney fees and costs.</li> </ul> </li> </ul> <p>[Sections 1 and 2]</p>	Discussed as potential amendment to CB 118456.
<b>When the ordinance would apply to future rental agreements</b>	<p>Applied to rental agreements entered into after the effective date of the ordinance.</p> <p>[Section 1]</p>	<p>Applies to rental agreements entered into 90 days after the effective date of the proposed ordinance.</p> <p>[Section 1]</p>	
<b>Chapter 22.210: Tenant Relocation Assistance Ordinance (TRAO)</b>			
<b>Defining “rent”</b>	<p>No definition of “rent”</p>	<p>Adds “rent” as “the basic charge for a tenant’s use of the dwelling unit and any periodic or monthly fees for other services paid to a landlord by a tenant, but do not include utility charges that are based on usage and that a tenant has agreed in the rental agreement to pay.”</p> <p>[Section 4]</p>	

	<b>CB 118456 (as introduced)</b>	<b>CB 118516 (as introduced)</b>	<b>Notes</b>
<b>What substantial rehabilitation means and to which unit of measure unpermitted changes valued up to \$6,000 apply</b>	Amended “substantial rehabilitation” to mean “extensive structural repair or extensive remodeling that requires displacement of the tenant and either requires a building, electrical, plumbing, or mechanical permit, or is valued at \$6,000 or more.”  [Section 3]	Adds to the amended definition of substantial rehabilitation that the change valued at \$6,000 or more is “for any tenant’s dwelling unit.”  [Section 4]	Discussed as potential amendment to CB 118456.
<b>Purpose of the rent increase as a trigger for the tenant’s complaint</b>	To lodge a complaint, a tenant was required to believe that the rent increase was for the purpose of paying relocation assistance.  [Section 4]	To lodge a complaint, a tenant must only believe that the rent increase is for the purpose of avoiding application of any of the TRAO regulations.  [Section 5]	Discussed as potential amendment to CB 118456.
<b>Rebuttable presumption of a violation</b>	If a tenant vacates the unit within 90 days of the rent increase and the owner applies for a substantial rehabilitation, demolition, or change of use permit, or for removal of use restrictions for the tenant’s dwelling unit within 90 days of the tenant vacating, and: (1) the owner fails to list or advertise the unit at the same or more rent within 30 days of tenant vacation of the unit; or (2) the owner lists the unit but withdraws the listing within 90 days without having rented it; or (3) if the unit remained properly listed for 90 days, DPD determines that the increase in rent is in excess of what is necessary for a reasonable return.  [Section 4]	If the rent increases 20 percent or more AND (1) within 90 days of the effective date of the rent increase the tenant vacates the dwelling unit; (2) DPD requested the owner certify that the rent increase was not intended to avoid compliance with TRAO, and the owner either failed to follow the TRAO regulations, or failed to sign the certification; and (3) within 180 days of the effective date of the rent increase, the owner engages in substantial rehabilitation valued at \$6,000 or more for the tenant’s dwelling unit, or applies for a permit for a substantial rehabilitation, demolition, or change of use permit, or for removal of use restrictions for the tenant’s dwelling unit.  [Section 5]	Discussed as potential amendment to CB 118456.
<b>Issuance of DPD permits</b>	DPD could not issue permits to an owner issued a notice of violation for failure to obtain a relocation license until the owner paid penalties.  [Sections 7, 8, 9]	DPD cannot issue a permit to an owner who has violated the prohibition against raising rent to avoid TRAO until the penalty has been paid.  [Sections 8, 9, 10]	Also includes amendments to the Seattle building and residential codes.