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Amendment C Version 1 to CB 121254 – Rental Fees and Enforcement

Sponsor: Councilmember Kettle

Allowing fees for keeping a pet

Effect: This amendment would allow landlords to assess fees for keeping a dog or cat, and set the fee at \$25 plus inflation. As transmitted, fees for keeping a pet would be prohibited by the ordinance. This amendment would make it an allowable fee, with restrictions for types of animals and dollar amount. The effect would be that fees for keeping a pet could be assessed by landlords as long as they are only charged for dogs and cats, at a rate of \$25 per month per animal, with a CPI escalator.

Section 3 of CB 121254 is amended as follows:

Section 3. A new Section 7.24.040 is added to the Seattle Municipal Code as follows:

7.24.040 Fees permitted and prohibited

Any rental agreement or renewal of a rental agreement entered into after July 1, 2027 is subject to the following requirements:

A. A landlord may not require a tenant to pay any mandatory or optional fee, except as provided in this Chapter 7.24 or Chapter 7.25, or chapter 59.18 RCW.

Mandatory or optional fees other than those identified in this Chapter 7.24 or Chapter 7.25, or chapter 59.18 RCW, regardless of the name or description of the fee, constitute unfair or excessive fees, which are prohibited. Fees not disclosed pursuant to the requirements of Section 7.24.039 constitute unfair or excessive fees, which are prohibited.

B. A landlord may charge the following fees in addition to rent:

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10. A fee for a tenant's liability for default in rent or abandonment of the unit, as provided under RCW 59.18.310, provided that no additional lease break fee may be assessed; ~~and~~

11. A fee for keeping a pet, provided that:

- a. The fee may only be assessed for keeping a cat or a dog;
- b. The fee may not exceed \$25 per animal per month; this amount shall be adjusted annually by the percentage amount of change in the housing component of the Consumer Price Index for All Urban Consumers (CPI-U) for the Seattle-Tacoma-Bellevue Primary Metropolitan Statistical Area as published by the United States Department of Labor, Bureau of Labor Statistics, rounded up to the nearest whole number.

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C. The following fees are unfair or excessive and may not be added as optional:

- 1. Any fee for the use of an in-unit appliance or other feature of a dwelling unit by a tenant, except for the rental of a portable cooling device as provided under Section 1 of Chapter 184, Laws of 2026;
- 2. Any fee for a tenant's access to common areas, except when the fee is associated with providing the tenant exclusive access to a common area facility on a temporary basis, such as the rental of a clubhouse for a private event;
- 3. Any fee to accept rent payments or other payments by personal check, money order, cashier's check, or automated clearing house (ACH);

4. Any fee for the tenant to receive or collect mail, for package collection and distribution, or to have access to the mailbox associated with their rental unit or dwelling;

5. Any fee for the performance of a landlord duty required under Section 22.206.160 or RCW 59.18.060;

6. Any fee for a partial change of tenancy when adding or removing a tenant to the rental agreement. This does not include screening fees pursuant to subsection 7.24.035.B;

~~7. Any fee associated with keeping a pet, except a pet damage deposit under Section 7.24.038, whether the fee is imposed once or periodically and regardless of how the fee is named or described;~~

~~8~~7. Any fee for insurance provided by the landlord, unless:

a. The landlord meets the requirements of subsection 7.24.040.B.11;

b. The landlord provides the tenant with a copy of the policy prior to the tenant opting in, which must include a clear and conspicuous disclosure of whether the policy includes coverage for the tenant's personal property or loss of use;

c. The landlord notifies the tenant of any change to the policy within five days;

d. The provided insurance meets minimum requirements as determined by rules issued by the Director; and

~~9~~8. Any other optional fee determined by the Department to be unfair or excessive and prohibited by Director's Rule pursuant to Section 7.24.120. The

Department shall consider factors when determining whether a fee is unfair or excessive, including but not limited to:

- a. The extent to which the optional good or service associated with the fee provides a meaningful and substantial benefit to tenants;
- b. The extent to which the fee is commensurate with the cost to landlords of providing the optional good or service;
- c. The extent to which the optional good or service exceeds the obligations and minimum standards set forth in Chapter 7.24, Chapter 7.25, and Chapter 22.206, and chapter 59.18 RCW;
- d. The extent to which the fee is optional for tenants;
- e. The extent to which the fee is substantively similar to fees that are prohibited by this Chapter 7.24 or by Director's Rule;
- f. The extent to which the fee is substantively similar to rent;
- g. The extent to which the fee may contribute to an eviction; and
- h. The prevalence of the fee and optional good or service.