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CITY OF SEATTLE
ORDINANCE _____
COUNCIL BILL _____

..title

AN ORDINANCE relating to the provision of tenant relocation assistance to displaced tenants; establishing requirements for residential tenancies; establishing regulations about penalties and the issuance of building permits for violators of the Tenant Relocation Assistance Ordinance; amending Sections 7.24.030, 7.24.050, 10.09.085, 22.210.030, 22.210.140, 22.210.150, and 22.210.180 of the Seattle Municipal Code and adding a new Section 22.210.136; amending Section 106.6.3 of the 2012 Seattle Building Code; and amending Section R105.6.3 of the 2012 Seattle Residential Code.

..body

WHEREAS, RCW 59.18.440 authorizes any municipal corporation required to develop a comprehensive plan under RCW 36.70A.040(1) to enact a program providing reasonable relocation assistance to tenants earning 50 percent or less of Area Median Income (AMI), upon the demolition, substantial rehabilitation, or change of use of residential property, or upon the removal of use restrictions in an assisted-housing development; and

WHEREAS, in 1990, The City of Seattle (City) passed the Tenant Relocation Assistance Ordinance (TRAO) because of the difficulty for low-income persons who are displaced by demolition, change of use, substantial rehabilitation, or removal of use restrictions from assisted housing to locate affordable substitute rental housing, and who also do not have sufficient time to save money for relocation costs or to find comparable housing when they are evicted as a result of such displacement; and

WHEREAS, since 2004, under the TRAO 1,325 low-income households have been assisted with relocation funds and time to move; and

1 WHEREAS, RCW 59.18.140 allows for a change in the amount of rent to become effective with
2 30 days written notice to each affected tenant upon completion of the term of the rental
3 agreement; and

4 WHEREAS, TRAO does not provide for assistance or additional notice when tenants are
5 displaced from housing as a result of rent increases; and

6 WHEREAS, tenants sometimes find that TRAO eligible renovation, demolition, change of use,
7 or removal of use restrictions is done after a rent increase has caused the tenant to move
8 and that they have, as a result, been deprived the relocation assistance and additional time
9 to move they would have otherwise received; and

10 WHEREAS, under Seattle Municipal Code Section 22.210.180 the Department of Planning and
11 Development (DPD) has the authority to collect penalties under TRAO if a permit
12 applicant is untruthful by declaring vacant an occupied rental or harasses or intimidates a
13 tenant into moving out and then applies for a demolition, renovation, or change of use
14 permit or removal of use restrictions; and

15 WHEREAS, DPD has had an increasing number of calls from tenants concerned about
16 significant rent increases, but there are no regulatory limits on the amount of a rent
17 increase, and enforcement of state and city regulations requiring proper notice for rent
18 increases is a tenant responsibility; and

19 WHEREAS, the City finds it is in the public interest to protect and financially assist low-income
20 tenants; and

21 WHEREAS, it is a hardship for low-income tenants to have to move without relocation
22 assistance, and of the estimated 313,000 housing units in Seattle, only approximately 29
23 percent of them are affordable to people with incomes under 50 percent of AMI; and

1 WHEREAS, the City, tenants, and property owners have a shared interest in ensuring that the
2 law is followed by all property owners who are required to provide relocation assistance
3 to tenants;

4 WHEREAS, the Council finds that owners should pay relocation assistance to tenants who are
5 displaced as a result of the owner's substantial rehabilitation of a dwelling unit regardless
6 of whether permits are required from the City to accomplish the rehabilitation; NOW,
7 THEREFORE,

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

9 Section 1. Section 7.24.030 of the Seattle Municipal Code, last amended by Ordinance
10 119171, is amended as follows:

11 **7.24.030 Rental agreement requirements ((:))**

12 A. Any rental agreement or renewal of a rental agreement for a residential rental unit in
13 ~~((the City of))~~ Seattle entered into after ~~((the effective date of the ordinance adding this~~
14 ~~subsection A))~~ October 28, 1998 shall include or shall be deemed to include a provision
15 requiring a minimum of ~~((sixty ()))~~60~~((:))~~ days prior written notice whenever the periodic or
16 monthly housing costs to be charged a tenant is to increase by ten ~~((10))~~ percent or more over
17 the periodic or monthly rental rate charged the same tenant for the same housing unit and same
18 services for any period or month during the preceding ~~((twelve ()))~~12~~((:))~~ month period.

19 B. No rental agreement entered into after ~~((the effective date of the ordinance codified in~~
20 ~~this chapter))~~ October 2, 1993 that creates or purports to create a tenancy from month to month
21 or from period to period on which rent is payable, may:

22 1. Require occupancy for a minimum term of more than one ~~((1))~~ month or
23 period;

1 2. Impose penalties, whether designated as "additional rent" or fees, if a tenant
2 terminates the tenancy pursuant to law and vacates before expiration of any minimum term
3 prohibited by subsection ~~((B(1) of this section))~~ 7.24.030.B.1;

4 3. Require forfeiture of all or any part of a deposit if the tenant terminates the
5 tenancy pursuant to law and vacates before expiration of any minimum term prohibited by
6 subsection ~~((B(1) of this section))~~ 7.24.030.B.1; provided, that nothing in this ~~((e))~~ Chapter 7.24
7 shall prevent a landlord from retaining all or a portion of a deposit as compensation for damage
8 to the premises as provided by law and the rental agreement or, as provided by law, for failure to
9 perform other obligations imposed by the rental agreement.

10 C. Any rental agreement or renewal of a rental agreement for a specified term for a
11 residential rental unit in Seattle entered into 90 days after the effective date of the ordinance
12 introduced as Council Bill ~~118516~~ shall include or shall be deemed to include:

13 1. A provision requiring a minimum of 60 days and a maximum of 120 days
14 written notice before the end of the term notifying the tenant whether the landlord intends to
15 offer the tenant a new tenancy; and

16 2. A provision stating that failure to provide the notice required by subsection
17 7.24.030.C.1 is a defense to any action to evict the tenant for holding over or continuing in
18 possession after the expiration of the term.

19 Section 2. Section 7.24.050 of the Seattle Municipal Code, last amended by Ordinance
20 119171, is amended as follows:

21 **7.24.050 Defense in commencing action – Fees and costs awarded ((-))**

22 In any action commenced for unlawful detainer or to enforce a rental agreement, to impose
23 penalties, or to forfeit a deposit contrary to rental agreement provisions required by ~~((Section))~~

1 subsection 7.24.030((-).A or subsection 7.24.030.C, ((of this chapter)) or pursuant to rental
2 agreement provisions prohibited by ~~((Section))~~ subsection 7.24.030((-).B ((of this chapter)), it
3 shall be a defense that such provisions are contrary to the requirements for rental agreements
4 imposed by this ~~((chapter))~~ Chapter 7.24, and a tenant who prevails on such defense shall be
5 awarded reasonable attorney fees and costs.

6 Section 3. Subsection 10.09.085.B of the Seattle Municipal Code, which section was last
7 amended by Ordinance 123188, is amended as follows:

8 **10.09.085 Additional remedies**

9 * * *

10 B. For purposes of this ~~((s))~~ Section ((, SMC 10.909.085)) 10.09.085, the term "tenant"
11 shall have the meaning ~~((as set forth))~~ provided in ((SMC)) Section 22.210.030((-M)).

12 Section 4. Section 22.210.030 of the Seattle Municipal Code, last amended by Ordinance
13 121276, is amended as follows:

14 **22.210.030 Definitions ((-))**

15 Unless the context clearly requires otherwise, the definitions in this section apply throughout this
16 ~~((chapter))~~ Chapter 22.210:

17 A. "Assisted housing development" means a multifamily residential housing development
18 that either receives or has received government assistance and is defined as federally assisted
19 housing in RCW 59.28.020, or that receives or has received other federal, State, or local
20 government assistance and is subject to use restrictions as defined in this ~~((section))~~ Section
21 22.210.030.

22 B. "Change of use" means the conversion of any dwelling unit from a residential use to a
23 nonresidential use ~~((which))~~ that results in the displacement of existing tenants or conversion

1 from residential use to another residential use (~~(which)~~) that requires the displacement of existing
2 tenants, such as a conversion to a retirement home where payment for long-term care is a
3 requirement of tenancy, or conversion to an emergency shelter or transient hotel. For purposes of
4 this (~~(chapter)~~) Chapter 22.210, "change of use" shall not mean a conversion of a rental dwelling
5 unit to a condominium.

6 C. "Demolition" means the destruction of any dwelling unit or the relocation of an
7 existing dwelling unit or units to another site.

8 D. "Director" means the Director of the Department of Planning and Development, or the
9 Director's designee.

10 E. "Displacement" means, in the case of demolition, substantial rehabilitation, or change
11 of use, that existing tenants must vacate the dwelling unit because of the demolition, substantial
12 rehabilitation, or change of use; in the case of removal of use restrictions from an assisted
13 housing development, it means that the nonrestricted rent of a dwelling unit after the removal of
14 use restrictions will exceed by (~~(twenty)~~) 20 percent (~~((20%))~~) or more, exclusive of increases
15 due to operating expenses, the restricted rent of the dwelling unit before the removal of use
16 restrictions. For purposes of this (~~(chapter)~~) Chapter 22.210, "displacement" shall not include the
17 permanent relocation of a tenant from one dwelling unit to another dwelling unit in the same
18 building with the tenant's consent or the temporary relocation of a tenant for less than (~~(seventy-~~
19 ~~two-~~)72(~~(72)~~) hours.

20 F. "Dwelling unit" means a structure or that part of a structure (~~(which is)~~) used as a
21 home, residence, or sleeping place by one (~~((1))~~) person or by two (~~((2))~~) or more persons
22 maintaining a common household, including but not limited to single-family residences and units
23 of multiplexes, apartment buildings, and mobile homes.

1 G. "Low income" means total combined income per dwelling unit is at or below
2 ~~((fifty))~~ 50 percent ~~((50%))~~ of the median income, adjusted for family size, in King County,
3 Washington.

4 H. "Major educational institution" means an educational institution which is designated
5 as a "major institution" in Section 23.48.025 of the Seattle Municipal Code, or any amendments
6 thereto.

7 I. "Master use permit" means the document issued by the Department of Planning and
8 Development which records all land use decisions which are made by the Department of
9 Planning and Development.

10 J. "Owner" means one ~~((1))~~ or more persons, jointly or severally, in whom is vested:

11 1. All or any part of the legal title to property; or

12 2. All or part of the beneficial ownership, and a right to present use and
13 enjoyment of the property.

14 K. "Rent" means the basic charge for a tenant's use of the dwelling unit and any periodic
15 or monthly fees for other services paid to a landlord by a tenant, but do not include utility
16 charges that are based on usage and that a tenant has agreed in the rental agreement to pay.

17 ~~((K-))~~ L. "Rental agreement" means all oral or written agreements ~~((which))~~ that establish
18 or modify the terms, conditions, rules, regulations, or any other provisions concerning the use
19 and occupancy of a dwelling unit. For purposes of this ~~((chapter))~~ Chapter 22.210, "rental
20 agreement" shall not include any agreement relating to the purchase, sale, or transfer of
21 ownership of a dwelling unit.

22 ~~((L-))~~ M. "Substantial rehabilitation" means extensive structural repair or extensive
23 remodeling that requires displacement of a tenant and either ~~((which))~~ requires a building,

1 electrical, plumbing, or mechanical permit, ~~((and which cannot be done with the tenant in~~
2 ~~occupancy))~~ or is valued at \$6,000 or more for any tenant's dwelling unit.

3 ~~((M.))~~ N. "Tenant" means any person who is entitled to occupy a dwelling unit primarily
4 for living or dwelling purposes under a rental agreement and includes those persons who are
5 considered to be tenants under the State Residential Landlord-Tenant Act ~~((under))~~ , chapter
6 59.18 RCW ~~((Chapter 59.18))~~ and those tenants whose living arrangements are exempted from
7 the State Residential Landlord-Tenant Act under RCW 59.18.040(3) if their living arrangement
8 is considered to be a rental or lease pursuant to RCW 67.28.180(1). For purposes of this
9 ~~((chapter))~~ Chapter 22.210, "tenant" shall not include the owner of a dwelling unit or members of
10 the owner's immediate family.

11 ~~((N.))~~ O. "Use restriction" means any Federal, State, or local statute, regulation,
12 ordinance, or contract ~~((which))~~ that, as a condition of receipt of any housing assistance,
13 including an operating subsidy, rental subsidy, mortgage subsidy, mortgage insurance, tax-
14 exempt financing, or low-income housing tax credits by an assisted housing development,
15 establishes maximum limitations on tenant income as a condition of eligibility for occupancy of
16 the units within an assisted housing development; imposes any restrictions on the maximum
17 rents that may be charged for any of the units within the assisted housing development; or
18 requires that rents for the units within an assisted housing development be reviewed by any
19 governmental body or agency before the rents are implemented or changed.

20 Section 5. A new Section 22.210.136 is added to the Seattle Municipal Code as follows:

21 **22.210.136 Rent increase to avoid application of Chapter 22.210**

22 A. No owner may increase rent for the purpose of avoiding the application of this Chapter
23 22.210.

1 B. If a tenant has received notice of a rent increase that the tenant believes is for the
2 purpose of avoiding the application of this Chapter 22.210, and the tenant makes a complaint to
3 the Director, the owner shall, within ten days of being notified by the Director of the complaint,
4 complete and file a certification with the Director stating that the rent increase is not for the
5 purpose of avoiding the application of this Chapter 22.210. The failure of the owner to complete
6 and timely file the certification is a defense for the tenant in an eviction action based upon the
7 tenant's failure to pay the increased rent.

8 C. Regardless of whether a certification is timely filed, the Director ~~shall~~may investigate
9 the complaint and decide whether the rent increase was made for the purpose of avoiding the
10 application of this Chapter 22.210. A decision by the Director that the rent increase was made for
11 the purpose of avoiding the application of this Chapter 22.210 constitutes a finding that the
12 owner violated subsection 22.210.136.A.

13 D. There is a rebuttable presumption the rent increase was made for the purpose of
14 avoiding the application of this Chapter 22.210 and the owner violated subsection 22.210.136.A
15 if:

16 1. Within 90 days of the effective date of a rent increase of 20 percent or more
17 over the periodic or monthly rental rate charged the same tenant for the same housing unit and
18 same services for any period or month during the preceding 12 months, a tenant vacates a
19 dwelling unit and, within 180 days of the effective date of the rent increase, the owner:

- 20 a. Engages in substantial rehabilitation; or
21 b. Applies for a permit for a substantial rehabilitation, demolition,
22 change of use, or removal of use restrictions; and

1 2. The owner failed to complete and timely file a certification after being notified
2 by the Director of a complaint as provided in subsection 22.210.136.B, or failed to follow the
3 provisions of this Chapter 22.210 after completing and timely filing the certification.

4 E. The Director shall mail a copy of the Director’s decision to the owner and to the tenant
5 who made the complaint.

6 Section 6. Subsection 22.210.140.A of the Seattle Municipal Code, which section was
7 last amended by Ordinance 118839, is amended as follows:

8 **22.210.140 Eviction protection ((:))**

9 A. After the earlier of (1) the owner's application for a tenant relocation license; (2) the
10 owner's application for a Master Use Permit necessary for demolition, change of use,
11 substantial rehabilitation, or removal of use restrictions from a dwelling unit; or (3) the
12 owner's application for a building permit necessary for demolition, change of use, substantial
13 rehabilitation, or removal of use restrictions from a dwelling unit, the owner shall not evict
14 any tenant except for good cause as defined in (~~Section 22.206.160 C, subsections 1a, 1b, 1c,~~
15 ~~1g, 1h, 1i, 1n, and 1p, of the Seattle Municipal Code~~) subsections 22.206.160.C.1.a,
16 22.206.160.C.1.b, 22.206.160.C.1.c, 22.206.160.C.1.g, 22.206.160.C.1.h, 22.206.160.C.1.i,
17 22.206.160.C.1.n, and 22.206.160.C.1.p, and shall not, for the purpose of avoiding or
18 diminishing the application of this ((e))Chapter 22.210, reduce the services to any tenant ((:))
19 or materially increase or change the obligations (~~((apart from the obligation to pay rent)))~~) of
20 any tenant.

1 Section 7. Section 22.210.150 of the Seattle Municipal Code, last amended by Ordinance
2 123899, is amended as follows:

3 **22.210.150 Administrative appeals**

4 A. Either an owner or a tenant may request a hearing before the Hearing Examiner to
5 appeal a determination concerning a tenant's eligibility for a relocation assistance payment ((-)) ,
6 ~~((Either an owner or a tenant may request a hearing before the Hearing Examiner))~~ to resolve a
7 dispute concerning the authority to institute unlawful detainer actions before issuance of the
8 tenant relocation license required by Section 22.210.050, ~~((during the 90 day period after service~~
9 of the notice required by Section 22.210.120.)) or to review a decision of the Director pursuant to
10 subsection 22.210.136.C.

11 B. An ~~((A))~~ appeal ~~((s))~~ regarding eligibility for relocation assistance shall be filed within
12 ten days after receipt of the Director's notice of tenant eligibility for relocation assistance.

13 C. A request for a hearing relating to authority to pursue unlawful detainer actions during
14 the relocation period shall be filed prior to issuance of the tenant relocation license.

15 D. An appeal to review a decision of the Director pursuant to subsection 22.210.136.C
16 shall be filed within ten days after receipt of the Director's decision.

17 E ~~((D))~~. When the last day of the appeal period is a Saturday, Sunday, or federal or City
18 holiday, the period shall run until 5 p.m. on the next business day.

19 F ~~((E))~~. All requests for a hearing ~~((and))~~ or appeal ~~((s))~~ shall be in writing and shall
20 clearly state specific objections and the relief sought. The appellant is ~~((shall))~~ not ~~((be))~~ required
21 to pay the Hearing Examiner filing fee set forth in Section 3.02.125.

1 G((F)). Notice of the hearing shall be provided by the Hearing Examiner at least ten days
2 prior to the scheduled hearing date to the tenant, the owner, the Director, and any other interested
3 parties who have requested notice.

4 H((G)). A record shall be established at the hearing before the Hearing Examiner.
5 Appeals shall be considered de novo. The Director is ((shall)) not ((be)) a necessary party to any
6 Hearing Examiner proceedings pursuant to this Section 22.210.150.

7 I((H)). On the day it is issued, the Hearing Examiner shall provide the decision on the
8 appeal to the tenant, the property owner, the Director, and all those requesting notice.

9 J((I)). The Hearing Examiner's decision is ((shall be)) final and conclusive unless, within
10 ten calendar days of the date of the Hearing Examiner decision, an application or petition for a
11 writ of review is filed in King County Superior Court. Judicial review shall be confined to the
12 record of the administrative hearing. The Superior Court may reverse the Hearing Examiner
13 decision only if the decision is arbitrary and capricious, contrary to law, in excess of the
14 authority or jurisdiction of the Hearing Examiner, made upon unlawful procedure, or in violation
15 of constitutional provisions.

16 Section 8. Section 22.210.180 of the Seattle Municipal Code, last amended by Ordinance
17 117094, is amended as follows:

18 **22.210.180 Violations and penalties ((;))**

19 A. In addition to any other sanction or remedial procedure ((which)) that may be
20 available, any person violating any provision of this ((e))Chapter 22.210 shall be subject to a
21 cumulative civil penalty in the amount of ((One Thousand Dollars (-)))\$1,000((;)) per day for each
22 day from the date the violation began until the requirements of this ((e))Chapter 22.210 are
23 satisfied, and if:

1 1. The violation resulted in a tenant who would have been eligible for relocation
2 assistance not receiving it, the penalty shall be increased by the amount of the violator's share of
3 the relocation assistance that should have been paid; or

4 2. The violation is for receipt of relocation assistance by an ineligible tenant or for
5 failure to vacate pursuant to Section 22.210.160, the penalty shall be increased by the amount of
6 relocation assistance received by the tenant.

7 B. The penalty imposed by this ~~((section))~~ Section 22.210.180 shall be collected by civil
8 action brought in the name of the City. The Director shall notify the City Attorney of the name of
9 any person subject to the penalty, and the City Attorney shall, with the assistance of the Director,
10 take appropriate action to collect the penalty.

11 C. Any tenant or person aggrieved by a violation of this ~~((e))~~ Chapter 22.210 may institute
12 a private action to enforce the obligations contained in this ~~((e))~~ Chapter 22.210, provided, that
13 this subsection 22.210.180.C does not create any right of action against the City or any City
14 officer or employee ~~((thereof,))~~ for the failure either to require any owner to pay relocation
15 assistance or to pay tenants the amount of the owner's share with City funds. This section shall
16 be retroactive to June 22, 1993.

17 ~~D. In addition to any other penalty, sanction, or remedial procedure that may be available,~~
18 ~~any person violating subsection 22.210.136.A (as found by a decision of the Director pursuant to~~
19 ~~subsection 22.210.136.C or through an appeal of that decision pursuant to Section 22.210.150)~~
20 ~~shall not be issued a permit for the subject property for substantial rehabilitation, demolition,~~
21 ~~change of use, or a removal of use restrictions until the penalty imposed pursuant to subsection~~
22 ~~22.210.180.A has been paid.~~

1 Section 9. Section 106.6.3 of the 2012 Seattle Building Code is amended to read as
2 follows:

3 **106.6.3 Issuance of permit.**

4 A. Subject to paragraph B, ((F))the *building official* shall issue a permit to the applicant,
5 if the *building official* finds that the work as described in the *construction documents* satisfies the
6 following:

- 7 1. It conforms to the requirements of this code and other pertinent laws,
8 ordinances, and regulations and with all conditions imposed under any of them,
- 9 2. The fees specified in the *Fee Subtitle* have been paid, and
- 10 3. The applicant has complied with all requirements to be performed prior to
11 issuance of a permit for the work under other pertinent laws, ordinances or regulations or
12 included in a master use permit, or otherwise imposed by the *building official*.

13 When the permit is issued, the applicant or the applicant's authorized agent becomes the
14 permit holder.

15 B. The *building official* shall not issue a permit if the owner of property that is the subject
16 of the permit application is in violation of subsection 22.210.136.A of the Seattle Municipal
17 Code (as found by a decision of the Director pursuant to subsection 22.210.136.C of the Seattle
18 Municipal Code or through an appeal of that decision pursuant to Section 22.210.150 of the
19 Seattle Municipal Code) and the owner has not obtained any required tenant relocation license
20 the penalty imposed by subsection 22.210.180.A of the Seattle Municipal Code has not been
21 paid. The permit shall be issued if the penalty imposed by subsection 22.210.180.A of the Seattle
22 Municipal Code has been paid.

1 Section 10. Section R105.6.3 of the 2012 Seattle Residential Code is amended to read as
2 follows:

3 **R105.6.3 Issuance of permit.**

4 A. Subject to paragraph B. ((F))the *building official* shall issue a permit to the applicant if
5 the *building official* finds that the work as described in the *construction documents* satisfies the
6 following:

- 7 1. It conforms to the requirements of this code and other pertinent laws,
8 ordinances and regulations and with all conditions imposed under any of them,
- 9 2. The fees specified in the Fee Subtitle have been paid, and
- 10 3. The applicant has complied with all requirements to be performed prior to
11 issuance of a permit for the work under other pertinent laws, ordinances or regulations or
12 included in a master use permit, or otherwise imposed by the *building official*.

13 When the permit is issued, the applicant or the applicant's authorized agent becomes the
14 permit holder.

15 B. The *building official* shall not issue a permit if the owner of property that is the subject
16 of the permit application is in violation of subsection 22.210.136.A of the Seattle Municipal
17 Code (as found by a decision of the Director pursuant to subsection 22.210.136.C of the Seattle
18 Municipal Code or through an appeal of that decision pursuant to Section 22.210.150 of the
19 Seattle Municipal Code) and the owner has not obtained any required tenant relocation license
20 and the penalty imposed by subsection 22.210.180.A of the Seattle Municipal Code has not been
21 paid. The permit shall be issued if the penalty imposed by subsection 22.210.180.A of the Seattle
22 Municipal Code has been paid.

1 Section 11. Severability. The provisions of this ordinance are declared to be separate and
2 severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of
3 this ordinance, or the invalidity of its application to any person or circumstance, do not affect the
4 validity of the remainder of this ordinance, or the validity of its application to other persons or
5 circumstances.

6 Section 12. If any section or subsection of the Seattle Municipal Code affected by this
7 ordinance is amended by another ordinance without reference to amendments made by this
8 ordinance, each ordinance shall be given effect to the extent that the amendments do not conflict
9 in purpose, and the code reviser may publish the section or subsection in the official code with
10 all amendments incorporated therein.

11

1 Section 13. 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 ____ day of _____, 2015, and
5 signed by me in open session in authentication of its passage this
6 ____ day of _____, 2015.

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President _____ of the City Council

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Approved by me this ____ day of _____, 2015.

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Edward B. Murray, Mayor

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Filed by me this ____ day of _____, 2015.

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Monica Martinez Simmons, City Clerk

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22 (Seal)

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