

Amendment 1 Version 1 to CB 120325 – LEG RRIO Information and Data Collection ORD

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Enforcement provisions and technical change

Effect: This amendment would exempt violations of the new requirements added in this bill from the penalties applicable to other violation of RRIO (cumulative \$150 per day penalties for the first ten days and \$500 per day thereafter). It would instead subject violations to a \$500 for a first violation and \$1,000 for any subsequent violation within a three-year period.

This amendment would also correct a numbering reference that should have reflected the renumbering of 22.214.040.G.6 to G.7.

Amend section 2 of CB 120325 as follows:

22.214.030 Applicability

A. The registration provisions of this Chapter 22.214 shall apply to all rental housing units with the exception of:

1. Housing units lawfully used as short-term rentals, if the housing unit is the primary residence of the short-term rental operator as defined in Section 23.84A.030;
2. Housing units rented for not more than 12 consecutive months as a result of the property owner, who previously occupied the unit as a primary residence, taking a work-related leave of absence or assignment such as an academic sabbatical or temporary transfer;
3. Housing units that are a unit unavailable for rent;
4. Housing units in hotels, motels, inns, bed and breakfasts, or similar accommodations that provide lodging for transient guests, but not including short-term rentals as

defined in Section 23.84A.024 unless the short-term rental qualifies for an exemption under subsection 22.214.030.A.1;

5. Housing units in facilities licensed or required to be licensed under chapter 18.20, 70.128, or 72.36 RCW, or subject to another exemption under this Chapter 22.214;

6. Housing units in any state licensed hospital, hospice, community-care facility, intermediate-care facility, or nursing home;

7. Housing units in any convent, monastery, or other facility occupied exclusively by members of a religious order or congregation;

8. Emergency or temporary shelter or transitional housing accommodations;

9. Housing units owned, operated, or managed by a major educational or medical institution or by a third party for the institution; and

10. Housing units that a government entity or housing authority owns, operates, or manages; or units exempted from municipal regulation by federal, state, or local law.

B. The inspection provisions of this Chapter 22.214 shall apply to rental housing units that are included in this Rental Registration and Inspection Ordinance, with the exception of:

1. Rental housing units that receive funding or subsidies from federal, state, or local government when the rental housing units are inspected by a federal, state, or local governmental entity at least once every five years as a funding or subsidy requirement; and the rental housing unit owner or agent submits information to the Department within 60 days of being notified that an inspection is required that demonstrates the periodic federal, state, or local government inspection is substantially equivalent to the inspection required by this Chapter [22.214](#); and

2. Rental housing units that receive conventional funding from private or government insured lenders when the rental housing unit is inspected by the lender or lender's agent at least once every five years as a requirement of the loan; and the lender or lender's agent submits information to the Department within 60 days of being notified that an inspection is required that demonstrates the periodic lender inspection is substantially equivalent to the inspection required by this Chapter 22.214; and

3. Accessory dwelling units and detached accessory dwelling units, provided the owner lives in one of the housing units on the property and an "immediate family" member as identified subsection 22.205.010.E lives in the other housing unit on the same property.

C. The penalty provisions of subsection 22.214.086.A shall not apply to violations of:

1. Subsection 22.214.040.G.6;

2. Section 22.214.055; and

3. Subsection 22.214.040.H.2 for information required for submission by Section 22.214.055.

Violations of the provisions listed in subsections 22.214.030.C.1-3 are subject to penalties of up to \$500 for the first violation and up to \$1,000 for each subsequent violation in a three-year period. Violations of the provisions listed in subsections 22.214.030.C.1-3 are otherwise subject to Section 22.214.086.

22.214.040 Rental housing registration, compliance declaration, and renewals

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G. An application for a rental housing registration shall be made to the Department on forms provided by the Director. The application shall include, but is not limited to:

1. The address of the property;

2. The name, address, and telephone number of the property owners;
3. The name, address, and telephone number of the registration applicant if different from the property owners;
4. The name, address, and telephone number of the person or entity the tenant is to contact when requesting repairs be made to their rental housing unit, and the contact person's business relationship to the owner;

5. A list of all rental housing units on the property, identified by a means unique to each unit, that are or may be available for rent at any time;

6. A declaration of compliance from the owner or owner's agent, declaring that the owner or owner's agent has provided to the research university selected by the Office of Planning and Community Development or other office within the Executive Department, pursuant to Chapter 20.50, the information required for submission by Section 22.214.055;

~~((6-))~~ 7. A declaration of compliance from the owner or owner's agent, declaring that all housing units that are or may be available for rent are listed in the registration application and meet or will meet the standards in this Chapter 22.214 before the units are rented; and

~~((7-))~~ 8. A statement identifying whether the conditions of the housing units available for rent and listed on the application were established by declaration of the owner or owner's agent, or by physical inspection by a qualified rental housing inspector.

H. A rental housing registration must be renewed according to the following procedures:

1. A registration renewal application and the renewal fee shall be submitted before the current registration expires;
2. All information required by subsection 22.214.040.G shall be updated as needed, except the information described in Section 22.214.055 shall be submitted by the owner

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at least twice annually by April 15 and by October 15 each year for information on the months of

March and September of that same year, respectively; and ((5))

3. A new declaration as required by subsection 22.214.040.G. ~~((6))~~7 shall be submitted.