NOBLE
Full Council
July 14, 2025
D1

Amendment D to CB 121006 Nuisance Property Update Ord

Sponsor: Councilmember Strauss

Exempt Nonprofit Human Service Providers

Effect: This amendment would exempt nonprofit social service providers from new provisions of the nuisance property ordinance that relate to off-site activities. The concern is that off-site activities in proximity to such providers could inadvertently place them in violation, and that the City can and should use other means to address such circumstances.

Amend Section 2 of CB 121006 as follows:

Section 2. Section 10.09.010 of the Seattle Municipal Code, enacted by Ordinance 123188, is amended as follows:

10.09.020 Definitions

* * *

"Chronic nuisance property" means:

1. A property on which three or more nuisance activities as defined in this Section 10.09.010 exist or have occurred during any 60-day period or seven or more nuisance activities have occurred during any 12-month period((~~, or~~)) . A nuisance activity off the property, except as otherwise specified in this definition, may be considered in determining that a property is a chronic nuisance if it:

a. Occurs adjacent to or in proximity to the property; and

b. Involves a person associated with the property, including either a person in charge of the property, or a guest or invitee of the person in charge, and facts and circumstances establish a clear nexus between the property and the nuisance activity.

A nuisance activity off the property may not be considered in determining that a property is a chronic nuisance if the property is owned or operated by a nonprofit entity whose primary purpose is providing social or health services, including but not limited to providing low-income housing, food, or domestic violence support, on the property.

2. A property which, upon a request for execution of a search warrant, has been the subject of a determination by a court two or more times within a 12-month period that probable cause exists that illegal possession, manufacture or delivery of a controlled substance or related offenses as defined in chapter 69.50 RCW has occurred on the property.

* * *