SEATTLE CITY COUNCIL
CENTRAL STAFF

Council Bill 121275: Commercial Lease Transparency ORD

JASMINE MARWAHA AND EDIN SISIC, ANALYSTS
HUMAN SERVICES, LABOR, AND ECONOMIC DEVELOPMENT COMMITTEE
9/18/2026

Summary of Proposed Legislation

- CB 121275 aims to improve commercial leasing outcomes by requiring lessors to provide timely, transparent access to essential lease information, including:
  - A copy of the lease
  - Certificate of Occupancy (if available)
  - Annual Triple-net operating expenses, and;
  - An existing conditions disclosure form describing the conditions of building systems and infrastructure.
- Exempts rentals that are used as residence or for lodging; as office space; as research and development laboratory space; as a medical practice, clinic, or dispensary; or farming or cultivation.

Next Steps

- **October 20:** Final action on CB 121275 at the City Council meeting
  - If there are amendments in Full Council, final action will occur after completion of the 2027-2028 Budget Adoption process

Questions?