

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
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** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title: AN ORDINANCE related to conforming City code to match provisions of state law for rental housing inspections; and amending Seattle Municipal Code Section 22.214.050.

Summary and background of the Legislation: The Rental Registration and Inspection Ordinance (RRIO) helps ensure that all rental housing in Seattle is safe and meets basic housing maintenance requirements by requiring that rental properties register with the City, and have periodic inspections. The City adopted RRIO in 2012 and the Seattle Department of Construction and Inspections (SDCI) began registering properties in 2014 and began inspections in 2015. All registered rental properties must be inspected at least once every ten years. The owner must hire a “qualified rental housing inspector” to conduct the inspection – this can be a City inspector, or they can hire a private inspector.

For multifamily buildings, only a sampling of units are required to be inspected. If one of the units selected for inspection fails the inspection, the Department may require that up to 100 percent of the units in the building be inspected. Prior to 2017, if a property owner chose to hire a private inspector to conduct the RRIO inspection, the City only received the Certificate of Compliance issued by the private inspector and did not receive any information about aspects of the RRIO requirements the unit may have failed. Without the notice of any failures, SDCI could not use its discretionary authority to address more extensive maintenance or safety issues by requiring inspection of additional units.

In 2017 the Council adopted changes to the program that added a requirement that, if any failure is found by a private inspector, both the results of the initial inspection and the Certificate of Compliance must be submitted to SDCI. With that information SDCI can determine if inspection of additional units is needed. This legislation would provide an alternative path for property owners by adding an option where the property owner is only required to submit a Certificate of Compliance and no additional information about the inspection if they opt to have 100 percent of the units inspected.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ___ Yes ___x___ No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ___ Yes ___x___ No

Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?

No

Is there financial cost or other impacts of *not* implementing the legislation?

No

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?

Yes, SDCI will be responsible for implementation but should not have significant impacts on the business processes.

b. Is a public hearing required for this legislation?

No

c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?

If yes, please describe the measures taken to comply with RCW 64.06.080.

Yes. The MRSC summary will be updated to link to the updated ordinance if adopted.

d. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

No

e. Does this legislation affect a piece of property?

No, not a specific piece of property; this legislation will provide an alternative option for owners of rental property on completing the required RRIO inspection.

f. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?

N/A

g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s).

No