

Full Council – February 10, 2020

Amendment 3 to CB 119726 – Amendment to exempt landlords who own 4 or fewer rental units.

Sponsor: Councilmember Pedersen

Description:

[Council Bill 119726](#) would amend the Just Cause Eviction Ordinance (SMC 22.206.160) to provide a defense to evictions between November 1 through March 31. This amendment would exempt units that are owned by a landlord who owns four or fewer rental units in Seattle.

Notes:

- Double underlines indicate new language to be added.
- ~~Double strikethroughs~~ indicate language proposed to be removed.

Amendment*

Amend Section 1 of Council Bill 119726 as follows:

8. Except as provided in subsection 22.206.160.C.8.~~ac~~, an owner may not evict a residential tenant from a rental housing unit if:

a. ~~the~~ The eviction would result in the tenant having to vacate the housing unit at any time between November 1 and April 1; and

b. ~~The housing unit that the tenant would have to vacate is owned by a person who owns more than four rental housing units in The City of Seattle. For purposes of this subsection 22.206.160.C.8.c, “owns” includes having an ownership interest in the housing units.~~

c. If the reason for termination is due to conditions described in subsections 22.206.160.C.1.e, 22.206.160.C.1.f provided that the tenant was provided at least 90 days' written notice prior to the date set for vacating the unit, 22.206.160.C.1.j, 22.206.160.C.1.k, 22.206.160.C.1.m, 22.206.160.C.1.n, 22.206.160.C.1.o, or 22.206.160.C.1.p, or if the reason for

* Other amendments may impact the numbering or lettering shown in this amendment. All amendments adopted by the City Council will be reconciled in the final version of the Council Bill.

termination is due to the tenant's failure to comply with a three day notice to vacate for a drug-related activity nuisance pursuant to chapter 7.43 RCW or maintenance of an unlawful business or conduct pursuant to RCW 59.12.030(5), the eviction may occur as otherwise allowed by law.