

Full Council – February 10, 2020

Amendment 4 to CB 119726 – Amendment to exempt evictions caused by behavior that impacts the health and safety of others.

Sponsor: Councilmember Herbold

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 expand the causes for eviction where this defense would not apply to include when a tenant receives a 10-day notice to vacate due after a lease violation that impacts the health or safety of other tenants or the owner. The bill as amended does not apply the defense to a number of other causes for eviction, including those due to criminal activity.

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:

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8. Except as provided in subsection 22.206.160.C.8.a, an owner may not evict a residential tenant from a rental housing unit if the eviction would result in the tenant having to vacate the housing unit at any time between November 1 and April 1.

a. 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 termination is due to the tenant's failure to comply with a three day or ten day notice to vacate

* 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.

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) **or because the tenant's conduct has a substantial detrimental impact on, or constitutes an imminent threat to, the health or safety of other tenants in the rental building or the owner,** the eviction may occur as otherwise allowed by law.