



SEATTLE CITY COUNCIL
CENTRAL STAFF

Council Bills 120046 and 120056

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SUSTAINABILITY AND RENTERS' RIGHTS COMMITTEE
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Background – Just Cause Eviction Ordinance (JCEO)

SMC 22.206.160.C Just Cause Eviction

- Requires landlords or property managers to state one of the approved reasons listed in the JCEO in order to proceed with an eviction.
- Provides a defense to eviction if:
 - There was not a just cause for the eviction;
 - The unit is not registered the unit under the Rental Registration and Inspection ORD;
 - It would result in the tenant having to vacate at any time between December 1 and March 1;* or
 - It would result in the tenant having to vacate within six months after the termination of the Mayor's eviction moratorium*

**See SMC 22.206.160.C.8 and 9 for the specific conditions that must be met to raise these defense*

Council Bill 120046

Council Bill (CB) 120046

- Amends the JCEO to provide a defense to an eviction that would occur during the school year if any member of the household is:
 - under 18 or enrolled in school through the 12th grade;
 - the parent or guardian of such a person; or
 - a school employee.

CB 120046 – Key Definitions (1/2)

- **“Child or student”** means any person either under the age of 18 years or currently enrolled in a school.
- **“Educator”** means any person who works at a school in Seattle as an employee or independent contractor of the school or its governing body, including but not limited to all teachers, substitute teachers, paraprofessionals, substitute paraprofessionals, administrators, administrative staff, counselors, social workers, psychologists, school nurses, speech pathologists, custodians, cafeteria workers, and maintenance workers.

CB 120046 – Key Definitions (2/2)

- **“School”** means any child care, early childhood education and assistance program, or head start facility, and any public, private, or parochial institution that provides educational instruction in any or all of the grades and age groups up to and including twelfth grade.
- **“School year”** means the period from (and including) the first day of the academic year to the last day of the academic year, as set by Seattle School District No. 1, or its successor, on its calendar for first through twelfth grade students. If for those grades there are multiple dates for the first day or last day of the academic year, the earliest and latest dates, respectively, shall define the period.

Next steps: CB 120046

Work with committee members to develop amendments, if requested, for consideration at the next committee meeting

Council Bill 120056

Council Bill (CB) 120056

- JCEO prohibits a landlord from terminating a tenancy without cause. However, for tenants on a fixed term lease, the landlord can choose not to renew the lease without cause and avoid the JCEO by allowing a lease to expire
- CB 120056 amends the JCEO to:
 - require a landlord to offer a tenant the opportunity to enter into a new or renewed rental agreement before the existing rental term expires;
 - prohibit a landlord from refusing to offer a new or renewed fixed-term rental agreement unless the landlord has just cause under JCEO; and
 - if a landlord fails to timely offer a new or renewed rental agreement without just cause, the law provides the tenant a defense to eviction

Next steps: CB 120056

- Continue to review [HB 1236](#) and how it may inform this proposal
(HB 1236 passed the WA legislature and has been sent to the Governor for action; it would amend the state residential landlord-tenant act in various ways, including requiring cause for evicting a tenant or terminating a tenancy, with some key exceptions and conditions)
- Review CB 120056 and CB 120057 together to identify conflicts and compatibility
- Work with committee members to develop amendments, if requested, for consideration at the next committee meeting