



Legislation Text

File #: CB 119387, Version: 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE related to the Rental Registration and Inspection Ordinance program, administered by the Seattle Department of Construction and Inspections; adding Seattle Municipal Code (SMC) Sections 22.900H.070 and 22.900H.080; and amending SMC Sections 22.214.040, 22.214.050, 22.900H.020, 22.900H.030, 22.900H.050, and 22.900H.060.

WHEREAS, the Rental Registration and Inspection Ordinance, Chapter 22.214 of the Seattle Municipal Code (SMC), is necessary to protect the health, safety, and welfare of the public and prevent deterioration and blight conditions that adversely impact the quality of life in Seattle; and

WHEREAS, Rental Registration and Inspection Ordinance program fees are intended to recover costs to implement and administer the program, and the fees must be periodically updated to ensure the program costs are recovered; and

WHEREAS, the first five years in implementing the Rental Registration and Inspection Ordinance program reveals opportunities to better align the fee structure with the program’s work and move to a more efficient two-year registration renewal cycle; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 22.214.040 of the Seattle Municipal Code, last amended by Ordinance 124312, is amended as follows:

22.214.040 Rental housing registration, compliance declaration, and renewals ((-))

* * *

C. A rental housing registration shall be valid for ((five)) two years from the date the Department

issues the registration.

D. The rental housing registration shall be issued to the property owner identified on the registration application filed with the Department.

E. The fees for rental housing registration, renewal, or reinstatement, or ~~((for))~~ other fees necessary to implement and administer the Rental Registration and Inspection Ordinance program, ~~((purposes))~~ shall be adopted by amending Chapter 22.900.

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Section 2. Subsection 22.214.050.J of the Seattle Municipal Code, which section was last amended by Ordinance 125343, is amended as follows:

22.214.050 Inspection and certificate of compliance required

* * *

J. If a rental property owner chooses to hire a private qualified rental housing inspector, the Department may charge a private inspection processing fee. ~~((and))~~ If a selected unit of the rental property fails the initial inspection, both the results of the initial inspection and any certificate of compliance must be provided to the Department. The Department shall audit inspection results and certificates of compliance prepared by private qualified rental housing inspectors. Based on audit results, the Department may select additional units for inspection in accordance with subsection 22.214.050.G.3. If the Department determines that a violation of this Chapter 22.214 exists, the owner and qualified rental housing inspector shall be subject to all enforcement and remedial provisions provided for in this Chapter 22.214.

Section 3. Section 22.900H.020 of the Seattle Municipal Code, enacted by Ordinance 124347, is amended as follows:

22.900H.020 Rental housing registration and renewal fee

The fee for registering a property containing rental housing units is ~~(((\$175))~~ \$70 for the first rental housing unit plus an additional fee of ~~(((\$2))~~ \$15 for each additional rental unit. The fee is payable at the time the registration

application is received by the Department. The fee for renewing rental housing registration is the same as the rental housing registration fee and is payable at the time the renewal application is received by the Department.

Section 4. Section 22.900H.030 of the Seattle Municipal Code, enacted by Ordinance 124347, is amended as follows:

22.900H.030 Rental housing registration and renewal late fee

The fee for registering a property containing rental housing units late or renewing a rental housing registration late is ~~(((\$20))~~ \$30 for registrations or renewals postmarked or received by the Department after the registration deadline. This late fee is in addition to the registration or renewal fee and any applicable penalties provided for in Chapter 22.214.

Section 5. Section 22.900H.050 of the Seattle Municipal Code, enacted by Ordinance 124347, is amended as follows:

22.900H.050 Private qualified rental housing inspector training and registration fees

The fee for private qualified rental housing inspector training is ~~(((\$50))~~ \$200 and is payable in advance of the training. The fee for registering as a private qualified rental housing inspector is ~~(((\$200))~~ \$250 and is payable at the time of registration.

Section 6. Section 22.900H.060 of the Seattle Municipal Code, last amended by Ordinance 125184, is amended as follows:

22.900H.060 Rental housing unit inspection fees if the Department serves as a qualified rental housing inspector

The fee for the Department to serve as a qualified rental housing inspector to perform a rental housing unit inspection for a property and one housing unit is ~~(((\$160))~~ \$175. The fee for the Department to inspect each additional housing unit on the same property is ~~(((\$30))~~ \$35. The inspection fee is paid in advance of the inspection. The Department shall not charge for additional re-inspections for each unit the Department initially inspected to confirm that repairs required to pass the rental housing unit inspection and obtain a ~~((Certificate of~~

Compliance)) certificate of compliance have been completed.

Section 7. A new Section 22.900H.070 is added to the Seattle Municipal Code as follows:

22.900H.070 Late inspection submittal fee

The fee for a rental housing inspection certificate of compliance, as required in subsection 22.214.050.F, that is completed and submitted to the Department after the due date provided by the Department is \$30. This late fee is in addition to any other required fee and any applicable penalties provided for in Chapter 22.214.

Section 8. A new Section 22.900H.080 is added to the Seattle Municipal Code as follows:

22.900H.080 Private inspection submittal processing fee

The fee for receiving and processing a rental housing inspection certificate of compliance submitted by a private qualified rental housing inspector is \$40.

Section 9. Sections 1 through 8 of this ordinance shall take effect on January 1, 2019.

Section 10. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the _____ day of _____, 2018, and signed by me in open session in authentication of its passage this ____ day of _____, 2018.

President _____ of the City Council

Approved by me this _____ day of _____, 2018.

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2018.

Monica Martinez Simmons, City Clerk

(Seal)