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Amendment 2 Version 1 to CB 121254 – Rental Fees and Enforcement

Sponsor: Councilmember Foster

Clarifying disclosure

Effect: This amendment would clarify how discounts, utilities, and optional fees should be disclosed in advertisements, listings, and rental applications. As transmitted, the disclosure requirements didn't clearly include estimated utility costs, and there was ambiguity as to how time-limited discounts would be factored in to the total monthly cost disclosure. This amendment would clarify that time-limited discounts and optional fees would not be included in the total monthly cost, and also specify that utility costs must be estimated or averaged and included in the total monthly cost.

Amend Section 2 of CB 121254 as follows:

Section 2. A new Section 7.24.039 is added to the Seattle Municipal Code as follows:

7.24.039 Disclosure of fees required

Any rental agreement or renewal of a rental agreement entered into after July 1, 2027 is subject to the following requirements:

A. A landlord shall disclose in any advertisement, listing, or rental application of a dwelling unit, as well as conspicuously disclosed before the first page of the rental agreement on a form no longer than two pages:

1. The monthly rent of the dwelling unit;
2. The amounts and duration of any discounts or concessions applied;
3. All utilities for which the tenant is responsible;
4. Any utilities included in the monthly rent;
5. The amounts of all mandatory and optional fees, including variable fees pursuant to subsection 7.24.039.E;
6. The total monthly cost to be paid by the tenant, not including discounts or concessions that do not run the full term of the lease, and not including optional fees.

but including an average or estimated cost of utilities to be paid by the tenant, as well as

~~or~~ the average or estimated total monthly cost if any variable fees are included.

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E. For variable fees and utility charges, a landlord shall disclose the average monthly amount over the previous 12 months. For newly constructed buildings or other circumstances where such information is unavailable, a landlord shall provide an estimate of variable fees and utility charges, and clearly indicate that the amount ~~of variable fees~~ is an estimate. A landlord shall also provide a monthly statement with the amount of each variable fee and utility charge to the tenant delivered in a clear and conspicuous manner.

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