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

Sponsor: Councilmember Rinck

Prohibiting bundling of optional fees

Effect: This amendment would require that when optional fees are bundled, each discrete good or service shall also be separately available. This would have the effect of prohibiting optional fees solely offered in a bundle, such as cable and internet.

Amend Section 3 of CB 121254 as follows;

Section 3. A new Section 7.24.040 is added to the Seattle Municipal Code as follows:

7.24.040 Fees permitted and prohibited

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B. A landlord may charge the following fees in addition to rent:

1. Late rent fees pursuant to Section 7.24.034;
2. Security deposits and nonrefundable move-in fees pursuant to Section 7.24.035;
3. Screening fees pursuant to subsection 7.24.035.B;
4. Pet damage deposits pursuant to Section 7.24.038;
5. Utility fees pursuant to Chapter 7.25;
6. A fee for replacement of a key necessary by fault of the tenant, not to exceed the lesser of the actual cost to the landlord or \$50;
7. A fee to provide access to the building when a tenant is locked out by fault of the tenant, not to exceed \$50 for access requested between 8 a.m. and 6 p.m. Monday through Friday, except that no fee may be charged when a landlord is at the property at the time of the lockout request, or \$150 for access outside those hours;

8. A fee for payment returned to the landlord of insufficient funds, provided that the fee may not exceed the lesser of the actual costs to the landlord imposed by the financial institution or \$31;

9. A fee to reimburse a landlord expense for repair of damages to the rental unit or rental property or replacement of fixtures in the rental unit, as allowable under RCW 59.18.180(1) and consistent with the documentation requirements under RCW 59.18.280;

10. A fee for a tenant's liability for default in rent or abandonment of the unit, as provided under RCW 59.18.310, provided that no additional lease break fee may be assessed; and

11. A fee for any optional good or service that is provided to the tenant, except as prohibited under subsection 7.24.040.C, and provided that:

a. The fee is clearly disclosed as optional pursuant to Section 7.24.039;

b. The tenant affirmatively opts in to receiving the good or service in writing;

c. When the tenant opts in to receiving the good or service, the landlord provides a written notice to the tenant describing the process by which the tenant may opt out of the fee;

d. The tenant may opt out of receiving the good or service at any time without penalty or cost; ~~((and))~~

e. If the landlord contracts with a third party to provide the good or service, the fee may not exceed the actual cost to the landlord for providing the good or service to the tenant~~((:))~~ ; and

f. For a bundled set of goods or services (such as a technology fee bundling cable and internet), the landlord shall also make each component of the bundle available separately, and cannot solely offer the bundled set of goods or services.

HB Harper
Housing Arts and Civil Rights Committee
July 22, 2026
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