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

Sponsor: Councilmember Foster

Limiting voluntary compliance for repeat violators

Effect: This amendment would specify that landlords must reimburse all tenants harmed in situations of voluntary compliance, and it would prohibit the Director from offering voluntary compliance if the Department has already executed a voluntary compliance agreement with the same landlord twice within the prior three years. As transmitted, the bill did not include language related to voluntary compliance. The bill was amended in committee to include a codification of the Department's unwritten practice to seek voluntary compliance before pursuing enforcement. This amendment would adjust that language slightly to specify that all tenants harmed shall be reimbursed, and would add a prohibition against continuing to offer voluntary compliance if the landlord has two or more prior voluntary compliance agreements within a three year timeframe.

Section 7 of CB 121254 is amended as follows:

Section 7. Section 7.24.120 of the Seattle Municipal Code, last amended by Ordinance 125222, is amended as follows:

7.24.120 Administration and enforcement

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E. Prior to pursuing enforcement or prior to assessing any remedies or penalties,
the Director may ~~seek offer a~~ voluntary compliance ~~from landlords agreement to a~~
~~landlord~~ to include at a minimum full reimbursement to all tenants harmed plus interest
for any unauthorized fees or charges. ~~However, the Director may not offer a voluntary~~
~~compliance agreement to a landlord if the Director has executed a voluntary compliance~~
~~agreement with that landlord twice in the past three years.~~

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