

# **RHC OVERVIEW**

#### Summary of July 2023 Updates to the RHC:

- · Standardized tenant screening criteria
- Rental agreement regulations
- · Deposit requirements and installment payments
- · Notices to increase rent requirements
- Late fees
- · Shared housing standards
- · Standards for fees and deposits, and
- · Business license, health and safety requirements

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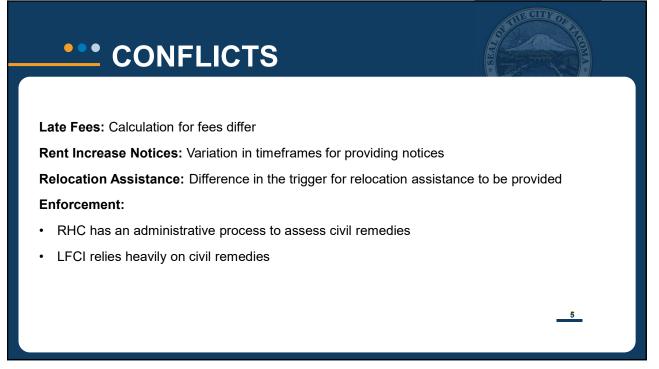
### LFCI OVERVIEW

#### Summary of the LFCI:

- Requires landlords to comply with tenant protection laws before raising rent or evicting a tenant
- · Prohibits unfair or excessive fees
- Relocation assistance when significant rent increases requires tenants to relocate
- Prohibits certain winter and school year evictions, and protected classes

#### The Landlord Fairness Code Initiative establishes requirements for:

- · Notices to increase rent
- · Move-in costs, pet fees
- · Late fees
- Evictions
- Relocation assistance
- · Health and safety requirements, and
- Enforcement and penalties.



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# **RECENT STATE LAW CHANGES**

#### Landlord-Tenant Law changes from Session (HB 1217) -Effective May 7, 2025

- No rent increases are allowed in the first twelve months of tenancy.
- Landlords can raise rent, and any other recurring or periodic charges identified in the rental agreement for use and occupancy of your rental unit once every 12 months.
- Maximum rent increase of 7% plus the Consumer Price Index (CPI) up to a maximum of 10% (unless landlord is exempt).
- Requires a 90-day written notice that must include required language outlining the rent increase.
- Rent Increase Notice must be served in accordance with RCW 59.12.040.
- Increases can only begin at the start of a rental period.
- · Allows the tenant and Attorney General to start lawsuit for violations and adds civil penalties.
- Maximum 5% difference in rent for a month-to-month agreement versus a lease.

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## •••• NEXT STEPS

- Staff will continue to track data related to RHC and LFCI inquires through updated 311 intake form and case management system.
- A Study Group on the Tacoma Landlord Fairness Code released survey to analyze the impacts of the LFCI, in May
  - Responses are due on June 16<sup>th</sup>
  - A report is anticipated for October 2025.
- Staff will conduct training and information sessions on the codes in the third and fourth quarters of 2025.

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