



**TO:** Hyun Kim, Interim City Manager  
**FROM:** Tanja Carter, Director, Community and Economic Development (CED)  
**COPY:** Community Vitality and Safety Committee; Staff Liaison  
**PRESENTER:** ChiQuata Elder, Landlord-Tenant Program Specialist, CED  
**SUBJECT:** Overview of the Tacoma Rental Housing Code- 1.95, Landlord Fairness Code Initiative- 1.100, and Washington State Residential Landlord-Tenant Act-RCW 59.18  
**DATE:** August 28, 2025

**PRESENTATION TYPE:**  
Informational Briefing

**SUMMARY:**

This presentation will provide an overview of the Rental Housing Code, the Landlord Fairness Code Initiative, and recent changes to the Washington State Residential Landlord-Tenant Act. This presentation will breakdown the polices and where they overlap and/or differ. This presentation will not provide an analysis of the impacts these three codes have had on the rental market.

**BACKGROUND:**

The Rental Housing Code (RHC), Tacoma Municipal Code (TMC) Chapter 1.95 which went into effect on February 1, 2019, and updated with Just Cause Eviction (JCE) standards passed by Council in September 2021.

On July 11, 2023, Council adopted updates to the RHC, based on information presented by City staff who worked in partnership with the RHC Stakeholder Advisory Group, conducted community outreach and feedback from Council. The RHC updates became effective on July 23, 2023. The update included the following changes:

- Standardized tenant screening
- Added Rental Agreement Regulations
- Deposit requirements and installment payments
- Notice to increase rent requirements
- Late fees
- Shared housing standards
- Compliance and enforcement

The Landlord Fairness Code Initiative (LFCI), a November ballot initiative organized by Tacoma For All, a local tenant's rights group, was voted on and became effective December 8, 2023. The initiative includes the following:

- 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 require tenants to relocate
- Prohibits certain winter and school year evictions

On May 7, 2025, the Washington State Legislation passed HB 1217, which went into effect immediately. HB 1217 includes the following:

- Caps the amount rent can be increased within a 12-month period
- Changes timeframe for notices
- Adds an enforcement mechanism that allows the tenant or Attorney General to file a lawsuit.



**ALTERNATIVES:**

- This is an information briefing only. There are no alternatives.

**FISCAL IMPACTS:**

- This is an information briefing only. There is no fiscal impact.

**RECOMMENDATIONS:**

- This is an information briefing only. There is no recommendation.