



**TO:** Elizabeth Pauli, City Manager  
**FROM:** Linda Stewart, Director, Neighborhood and Community Services  
**COPY:** City Council and City Clerk  
**SUBJECT:** TMC 1.95 Rental Housing Code Amendment – December 10, 2019  
**DATE:** November 19, 2019

**SUMMARY:**

With the passage of Engrossed Substitute Senate Bill (ESSB) 5600, property owners are now required to give tenants fourteen days’ notice for pay-or-vacate notices for tenancies under the Residential Landlord Tenant Act, RCW 59.18. Language in the City of Tacoma’s Rental Housing Code (TMC 1.95) currently refers to three-day notices to pay or vacate. This ordinance amendment will align the City of Tacoma’s Rental Housing Code (TMC 1.95) with the notice requirement in ESSB 5600 and the State of Washington’s Residential Landlord-Tenant Act (RCW 59.18).

**STRATEGIC POLICY PRIORITY:**

- Ensure all Tacoma residents are valued and have access to resources to meet their needs.
- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents.

**BACKGROUND:**

On November 20, 2018, the Tacoma City Council passed Ordinance No. 28559 adding chapter 1.95 to the Tacoma Municipal Code, designated as the Rental Housing Code. The Rental Housing Code requires 60-day notice for no cause termination, but at the time of adoption, it provided an exemption specifically for three-day notices to pay or vacate.

**ISSUE:**

ESSB 5600 went into effect July 28, 2019, and increased the notification period for pay-or-vacate notices from three days, to fourteen days, for tenancies under the Residential Landlord Tenant Act (see RCW 59.12.030(3)). The City of Tacoma Rental Housing Code should be amended to reflect the change in notification requirements for pay-or-vacate notices.

Tenants will not be negatively impacted by aligning the notice requirements of the City of Tacoma Rental Housing Code with ESSB 5600 and RCW 59.12.030(3).

**ALTERNATIVES:**

The City Council may decide not to approve of the amendment to the Rental Housing Code. Not approving amendments to the Rental Housing Code would mean the local code would conflict with state law.

**RECOMMENDATION:**

City staff recommends City Council approve the amendment to TMC 1.95, the Rental Housing Code, to align it with State law.

**FISCAL IMPACT:**

There is no fiscal impact.