

Update to TMC	Proposed Changes	State Law	Reason/Impact	Stakeholder Changes
TMC 1.95.030- Definitions	Change Director from NCS to OEHR	NA	Body of work resides in OEHR	Unchanged
	Remove definition of "Housing Cost"	RCW 59.18.030	Discontinuing "housing cost" definition and relying on the definition for "rent" aligns with state law and is a key part of TMC 1.95.040 (Deposit Installment Payments)	Unchanged
	Adopt/Update-All definitions in state law	RCW 59.18.030	Aligns with state law	Unchanged
TMC 1.95.040- Deposits/Installment Payments	Change the 10-day comply or vacate to 14-day comply or vacate	RCW 59.18.283, RCW 59.18.030 and RCW 59.18.610	Aligns with state law	Unchanged
TMC 1.95.070- Notice to Vacate	Change language in the code from "no cause" to reasons authorized under 59.12.030	ESHB 1236 Section 2	Violations will allow the City to use local enforcement mechanism versus a tenant having to seek state authorized civil remedies	Unchanged
	Update section 3 (requirement for notice to terminate tenancy to include the 16 reasons to terminate tenancy)		Violations will allow the City to use local enforcement mechanism versus a tenant having to seek state authorized civil remedies	Unchanged
	Update section 4 (notice requirements, generally) to include language that states "tenant must vacate at end of month or rental period"		Minimize the chance for a tenant to lose any prepaid rent and have to seek state authorized civil remedies to recover	Unchanged
	Amend "roommate" reason to add exception that states "if the landlord has three or more rental agreements at the same dwelling unit"		Minimize the chance for a landlord who is living on property and renting to multiple people to use the term "roommate" as a loop hole to terminate tenancy where there is no true "roommate" situation	Adjusted to reflect four rental agreements instead of three
	Amend "owner or immediate family member" occupied unit to include requirement that "owner/immediate family member" must live in rental unit for 90 days following the 120 days after the tenant vacates		Minimize the chance for a landlord who does not intend to live at the property, but uses this as a loop hole to having a legitimate reason to terminate tenancy	Removed
TMC 1.95.090- Compliance and Enforcement	Change "no cause" notice language to language that states "as outlined in TMC 1.95.070 and RCW 59.12.030, and served in accordance with RCW 59.12.040"	RCW 59.12.030	Violations will allow COT to use local enforcement mechanism vs a tenant having to seek state authorized civil remedies	Unchanged
	Update Section B-Rebuttable Presumptions language from "no cause" notice to "if landlord serves a notice authorized under TMC 1.95.070"	NA	Violations will allow COT to use enforcement mechanism vs a tenant having to seek civil remedies	Unchanged
	Add violation for landlord who knowingly uses a rental agreement that containing provisions known by him or her to be prohibited	RCW 59.18.230 (3)	Minimizes the chances that tenant will be forced to waive rights under the state RLTA	Adjusted to reflect per-day penalty structure instead of blanket penalty
	Add violation if the landlord requires to give more notice to vacate than what is outlined in the RLTA	RCW 59.18.200 (1)(a)	Minimize the chance of tenants facing barriers with securing subsequent housing as most housing providers will not hold housing units for long periods of time	Adjusted to reflect per-day penalty structure instead of blanket penalty