



ORDINANCE NO. 28596

1 AN ORDINANCE relating to the rental housing code; amending Chapter 1.95 of
2 the Tacoma Municipal Code, the Rental Housing Code, by amending
3 Section 1.95.060 thereof to align with the new notice requirement in
4 Engrossed Substitute House Bill 1440 and Washington State Residential
5 Landlord-Tenant Act.

6 WHEREAS Chapter 1.95 of the Tacoma Municipal Code (“TMC”), the
7 Rental Housing Code, was enacted on November 20, 2018, pursuant to Ordinance
8 No. 28559, and

9 WHEREAS TMC 1.95 currently requires (1) 60 or 120 days’ written notice
10 to a tenant before terminating tenancy, depending on the circumstances;
11 (2) 60 days’ notice to a tenant for a landlord to increase rent, except the notice to
12 increase rent is not required for a “fixed lease agreement [that] includes agreed-
13 upon rent increase during the term of the tenancy or agreement”; (3) landlords to
14 pay tenant relocation assistance in certain circumstances; and (4) landlords to
15 provide tenants with information relevant to the rental agreement, landlord, and
16 rental property, and

17 WHEREAS Engrossed Substitute House Bill (“ESHB”) 1440, which recently
18 passed the Washington State Legislature and becomes effective on July 28,
19 2019, provides for a longer notice period to increase rent that what is currently set
20 forth in Washington State Residential Landlord-Tenant Act, RCW 59.18, and

21 WHEREAS it is necessary to amend TMC 1.95 to align the City’s rental
22 housing code with the new notice requirement in ESHB 1440 and the Washington
23 State Residential Landlord-Tenant Act, RCW 59.18, and
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WHEREAS the proposed amendments include (1) adding the 30-day notice to increase requirement for subsidized tenancies; and (2) deleting the general exception to the 60-day notice requirement for a “fixed lease agreement [that] includes agreed-upon rent increases during the term of the tenancy or agreement; Now, Therefore,

BE IT ORDAINED BY THE CITY OF TACOMA:

That Section 1.95.060 of the Tacoma Municipal Code, relating to the Rental Housing Code, is hereby amended as set forth in the attached Exhibit “A.”

Passed _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney



EXHIBIT "A"

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1.95.060 Notice to increase rent requirements.

A landlord is required to provide at the minimum of 60 days' prior written notice, as outlined in Chapter 59.18.140 RCW, as it currently exists or is hereinafter amended, whenever the periodic or monthly housing costs to be charged a tenant will increase by any amount over the periodic or monthly rental rate charged the same tenant for the same housing unit, unless the fixed lease agreement includes agreed-upon rent increases during the term of the tenancy or agreement.