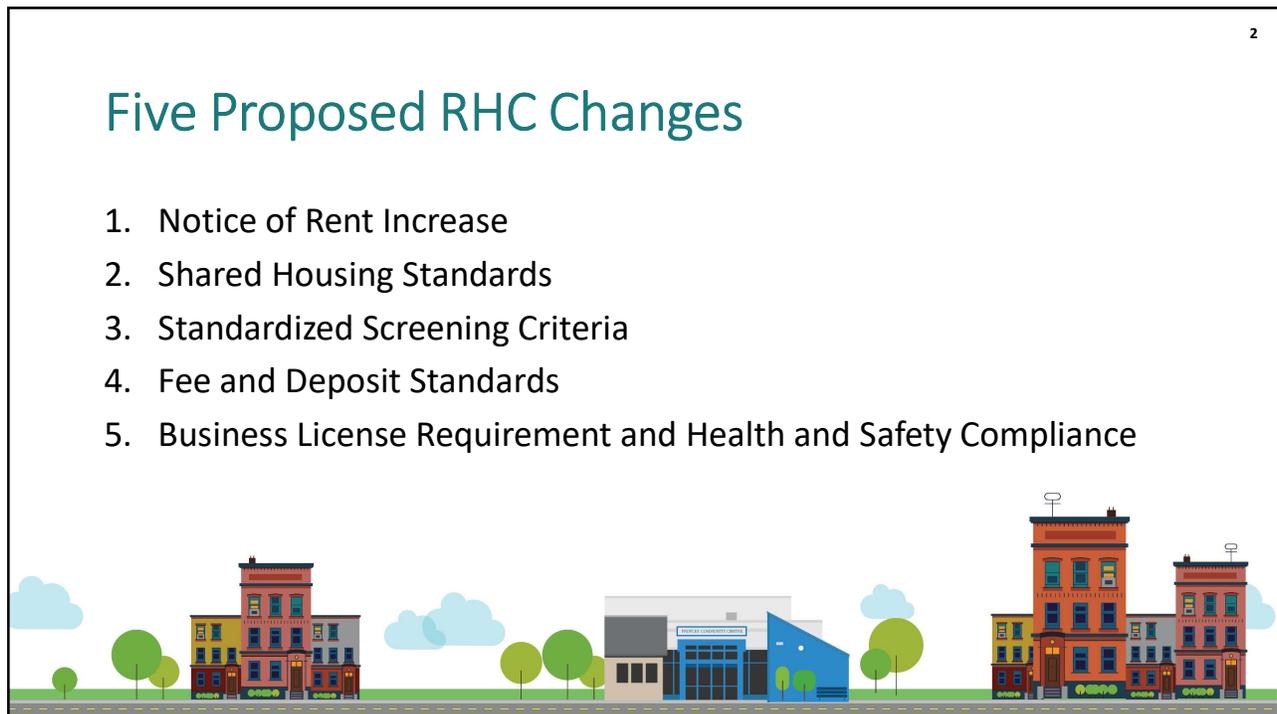




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## Notice of Rent Increase

This policy would increase the days of notice required for any rent increases to ensure tenants have time to secure new housing.

- Require a written notice of at least 120 days for any rent increase before it can go into effect.
- Require that a written notice be served in accordance with RCW 59.12.040.
- Prohibit the landlord from charging the tenant for the rent increase notice to be served.
- Provide clarification that state law allows subsidized housing providers may only need to provide 30 days' notice to their tenants.



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## Shared Housing Standards

This policy will ensure that tenants are living in legal, habitable, and healthy spaces and that the landlord is following all policies under the RLTA when it comes to termination of tenancy. Would also ensure sublease tenants are protected when a master lease holder or property owner fails to provide them notice. "Shared Housing" is when a tenant rents a private room or shared room in a dwelling unit but shares common areas such as a kitchen, gathering spaces, and/or bathroom with other tenants.

- Require that the master lease holder provide contact information for the sublet tenants to the property owner and the property owner information to sublease tenants at time of tenancy.
- Require separate leases by the property owner and leaseholder when renting to four or more tenants.
- Require lease to state the legal number of occupants and habitable spaces in the unit (TMC prohibits the renting of attics, basements, and/or garages that have not been properly permitted).
- Require the property owner to serve any notices that can lead to eviction to the master lease holder and provide an appropriate number of additional notices to the master lease holder to then provide to each of the sublet tenants.
- Protects property owner with a master lease agreement by allowing them to start the Unlawful Detainer Action (eviction) even if master lease holder fails to comply with the notice requirement to all sublet tenants.

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## Standardized Screening Criteria

Policy would ensure tenants have the opportunity to secure housing. This policy would particularly help the vulnerable population who is more likely to become homeless if they are not able to secure affordable healthy housing.

- Set a maximum income to rent requirement as 2.5x or 3x monthly rent to gross income based on HUD fair rental rates
- Prohibits landlord from having a blanket ban on a tenant with felony or drug convictions, and arrest records.
- Requires landlords to do individual assessments of proposed tenants' criminal history to determine eligibility based on the severity and how long ago the offense occurred.
- Prohibit the landlord from requiring a SSN as the only way a tenant can apply for housing.



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## Fee and Deposit Standards

This policy would establish standards on how landlords address compliance with late fees during tenancy and limit the amount and what late fees can be charged on. It also would limit certain move in fees and provide more time for tenants to pay move in costs over a 6-month period, so they do not need to be paid up front.

- Require the landlord to actively take steps to recover late fees during tenancy by serving at a minimum quarterly notices or invoices.
- Prohibit landlords who do not address late fees during tenancy from withholding them from deposit or reporting them to prospective landlords at end of tenancy.
- Limit the amount of late fees to 1.5% of monthly rent, with a maximum limit of \$75/month.
- Prohibit late fees assessed on non-rent charges such as installment payments, deposits, or amenities like parking space fees.
- Prohibit any pet damage deposit exceeding 25% of one month's rent, and require this deposit be refundable if unused
- Increase the current deposit installment payments from 3 months to 6 months under existing code for move-in fees (non-refundable fees, security deposit, last month's rent) to allow residents to pay over a longer period.

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## Business License Requirement and Health and Safety Compliance

This policy would ensure anyone operating a rental business in the Tacoma city limits is complying with health and safety codes, and City policies before raising rents or pursuing evictions. It would also allow tenants' rights groups and other agencies to bring complaints to the City's attention that would allow for enforcement. It would also ensure that landlords are given the opportunity to provide input on all policies as the City uses the Rental Business License as an outreach tool.

- Landlords cannot pursue evictions or rent increases if the landlord does not have a City annual business license, or if the dwelling unit fails to comply with RCW 59.18.060, and presents conditions that endanger or impair health and safety of tenants



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## Amendments

1. Preventing Landlord Pet Restrictions Based on Dog Breed (CMs Diaz and Daniels)
2. Replacing pet deposit with pet fees (CM Rumbaugh)
3. Standardized Screening Criteria—Income to Rent Ratio (CMs Daniels and Diaz)
4. Economic Displacement Relocation Assistance (CMs Daniels and Diaz)
5. Winter Eviction Limitations (CMs Diaz and Daniels)



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