

RENTAL HOUSING LAWS
COMPARISON OF CURRENT LAW, AMENDED ORD. 28559, AND PROPOSED AMENDMENTS
November 20, 2018

	CURRENT LAW	AMENDED ORD. 28559	PROPOSED AMENDMENT
Sale of property	20 day notice per state law	60 day notice TMC 1.95.070.C	No change
Demolition, change of use, substantial remodel of property	20 day notice per state law	120 day notice TMC 1.95.070.B	Amendment No. 3 60 day notice for single family houses OR 120 day notice for multi-dwelling units
No Cause Termination	20 day notice per state law	60 day notice TMC 1.95.070.C	No Change
Tenant relocation assistance – condemned or unfit property	Landlord required to pay per state law (RCW 59.18.085)	Incorporates state law into City ordinance	No Change
Tenant relocation assistance – demolished, change of use, substantial remodel (low income)	Unavailable - not currently adopted by City ordinance	Authorizes \$2,000 in tenant relocation asst. for low-income tenants	Amendment No. 3 Exempts owners of single family houses from paying relocation asst. for low-income tenants, otherwise must pay
Notice to increase rent	30 day notice per state law	60 day notice TMC 1.95.070.C	Amendment No. 1 If lease agreement includes agreed upon rent increases then no additional notice required, otherwise 60 day notice
Effective Date		February 1, 2019	Amendment No. 2 Changes the eff. date of new section on “Notice to increase rent” eff. 10 days after publication - remainder of ord. effective 2/1/19
Periodic reporting and review of the Code	None required	None required	Amendment No. 5 Requires developing baselines and periodic reporting
Prospective tenant information – voting information	None required	None required	Amendment No. 4 Requires landlord to provide prospective tenant w/link to Sec. of State website to asst. in registering to vote or to change address

MOTION NO. 1

AMENDED ORDINANCE NO. 28559

November 20, 2018

I move to amend Exhibit "A" of Amended Ordinance No. 28559, at page 9, line 4, to add the words "unless the fixed lease agreement includes automatic rent increases during the term of the tenancy or agreement" at the end of the sentence, to read as follows:

1.95.060 Notice to increase rent requirements. A landlord is required to provide a minimum of 60 days' prior written notice 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.

**MOTION NO. 2
FOR COUNCIL CONSIDERATION
AMENDED ORDINANCE NO. 28559**

November 20, 2018

I move to amend Amended Ordinance No. 28559, page 3, line 25, in the "Be It Ordained" Section 1 by adding the following:

The effective date of section TMC 1.95.060 "Notice to increase rent requirements" shall become effective ten days after publication of the ordinance.

**MOTION NO. 3
ALTERNATIVE AMENDMENT 1
FOR COUNCIL CONSIDERATION
AMENDED ORDINANCE NO. 28559**

November 20, 2018

I move to amend Amended Ordinance No. 28559, to change the requirements for the owners of single family houses, at Section TMC 1.95.080, page 12, line 15, by adding a new subsection C., and at Section TMC 1.95.070.B, page 9, line 9, by adding the following language:

TMC 1.95.080

C. Exemption. The owners of single family houses are exempt from the requirements TMC 1.95.080.B and the owners are not required to pay tenant relocation assistance to low-income tenants.

TMC 1.95.070.B

B. The notice required under 1.95.070.B for single family houses shall be at least 60 days.

As amended Section B.

B. Requirement for notice to tenant when tenant displaced. When a tenant is to be displaced, a landlord may only terminate the tenancy by providing a tenant with written notice of at least 120 days preceding the end of the month or period of tenancy. For any notice provided under this subsection, the landlord shall also serve at the same time the Tenant Relocation Information Packet and further comply with the Tenant Relocation Assistance requirements in TMC 1.95.080.B. The notice required under 1.95.070.B for single family houses shall be at least 60 days.

**MOTION NO. 3
ALTERNATIVE AMENDMENT 2
FOR COUNCIL CONSIDERATION
AMENDED ORDINANCE NO. 28559**

November 20, 2018

I move to amend Amended Ordinance No. 28559, to change the requirements for the owners of single family houses, at Section TMC 1.95.080, page 12, line 15, by adding a new Subsection C, to read as follows:

TMC 1.95.080

C. Exemption. The owners of single family houses are exempt from the requirements TMC 1.95.080.B and the owners are not required to pay tenant relocation assistance to low-income tenants.

**MOTION NO. 4
FOR COUNCIL CONSIDERATION
AMENDED ORDINANCE NO. 28559**

November 20, 2018

I move to amend Amended Ordinance No. 28559, page 7, line 9, TMC Section 1.95.030 by adding the following after the words “related to housing discrimination against the landlord pursuant to TMC 1.29 Human Rights Commission”:

and a website address to the Washington Secretary of State’s Office for the purpose of providing information on how to register to vote or change their address if the individual is already registered to vote.

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**MOTION NO. 5
FOR COUNCIL CONSIDERATION
AMENDED ORDINANCE NO. 28559**

November 20, 2018

I move to amend Amended Ordinance No. 28559, page 4, by adding a new Section 3 to read as follows:

Section 3. That the City Manager shall direct City staff to develop meaningful baselines and reporting, and provide periodic reviews to the City Council Community Vitality and Safety Committee (or the full City Council) and to stakeholders regarding the impact of the Rental Housing Code, so that changes can be made to protect both the rental market or tenant's rights if so warranted.

