



ORDINANCE NO. 28645

1 AN ORDINANCE relating to the Rental Housing Code; amending Chapter 1.95
2 of the Tacoma Municipal Code, relating to the Rental Housing Code, by
3 amending Section 1.95.070 thereof to align with state law regarding
4 notices to terminate relating to pay-or-vacate notices.

4 WHEREAS, on November 20, 2018, the City Council passed Ordinance
5 No. 28559, enacting Tacoma Municipal Code ("TMC") Chapter 1.95, the Rental
6 Housing Code, and

7 WHEREAS the Rental Housing Code requires 60-day notice for no cause
8 termination, and at the time of adoption, provided an exemption specifically for
9 three-day notices to pay or vacate, and
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11 WHEREAS Engrossed Substitute Senate Bill ("ESSB") 5600 went into
12 effect July 28, 2019, and increased the notification period for pay-or-vacate
13 notices from three days to 14 days, for tenancies under the Residential Landlord
14 Tenant Act, and
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16 WHEREAS the City's Rental Housing Code needs to be amended to
17 reflect the revised notice requirement in ESSB 5600 and the state's Residential
18 Landlord-Tenant Act, RCW 59.18; Now, Therefore,
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BE IT ORDAINED BY THE CITY OF TACOMA:

That Chapter 1.95 of the Tacoma Municipal Code, relating to the Rental Housing Code, is hereby amended by amending Section 1.95.070 thereof, to read 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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1.95.070 Notice to vacate requirements.

C. Requirement for notice to tenant for no cause termination. Unless provided otherwise under federal or state law applicable to low-income or affordable housing programs or under subsection B above, a landlord may only terminate a tenancy for no cause by providing the tenant written notice of at least 60 days preceding the end of the month or period of tenancy. Notices that are exempt from this subsection include, but are not limited to, notices authorized under RCW 59.12.030, as it currently exists or as hereinafter amended. ~~three day fourteen day notice to pay or vacate, three day notice for waste or nuisance, or ten day notice to comply with the terms of the rental agreement or vacate.~~