



**Rental Housing Code and
Landlord Fairness Code Update**
City of Tacoma | Community and Economic Development
Community Vitality and Safety Committee
June 12, 2025



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OVERVIEW



- Rental Housing Code (TMC 1.95, RHC)
 - Overview and Implementation Update
- Landlord Fairness Code Initiative (TMC 1.100, LFCI)
 - Overview and Implementation Update
- 2025 State Law Updates

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RHC OVERVIEW



Summary of July 2023 Updates to the RHC:

- Standardized tenant screening criteria
- Rental agreement regulations
- Deposit requirements and installment payments
- Notices to increase rent requirements
- Late fees
- Shared housing standards
- Standards for fees and deposits, and
- Business license, health and safety requirements

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LFCI OVERVIEW



Summary of the LFCI:

- Requires landlords to comply with tenant protection laws before raising rent or evicting a tenant
- Prohibits unfair or excessive fees
- Relocation assistance when significant rent increases requires tenants to relocate
- Prohibits certain winter and school year evictions, and protected classes

The Landlord Fairness Code Initiative establishes requirements for:

- Notices to increase rent
- Move-in costs, pet fees
- Late fees
- Evictions
- Relocation assistance
- Health and safety requirements, and
- Enforcement and penalties.

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CONFLICTS



Late Fees: Calculation for fees differ

Rent Increase Notices: Variation in timeframes for providing notices

Relocation Assistance: Difference in the trigger for relocation assistance to be provided

Enforcement:

- RHC has an administrative process to assess civil remedies
- LFCI relies heavily on civil remedies

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RECENT STATE LAW CHANGES



Landlord-Tenant Law changes from Session (HB 1217) -Effective May 7, 2025

- No rent increases are allowed in the first twelve months of tenancy.
- Landlords can raise rent, and any other recurring or periodic charges identified in the rental agreement for use and occupancy of your rental unit once every 12 months.
- Maximum rent increase of 7% plus the Consumer Price Index (CPI) up to a maximum of 10% (unless landlord is exempt).
- Requires a 90-day written notice that must include required language outlining the rent increase.
- Rent Increase Notice must be served in accordance with RCW 59.12.040.
- Increases can only begin at the start of a rental period.
- Allows the tenant and Attorney General to start lawsuit for violations and adds civil penalties.
- Maximum 5% difference in rent for a month-to-month agreement versus a lease.

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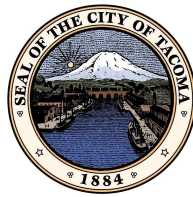
NEXT STEPS



- Staff will continue to track data related to RHC and LFCI inquiries through updated 311 intake form and case management system.
- A Study Group on the Tacoma Landlord Fairness Code released survey to analyze the impacts of the LFCI, in May
 - Responses are due on June 16th
 - A report is anticipated for October 2025.
- Staff will conduct training and information sessions on the codes in the third and fourth quarters of 2025.

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