



# SEATTLE CITY COUNCIL

## Legislative Summary

CB 119387

Record No.: CB 119387

Type: Ordinance (Ord)

Status: Passed

Version: 1

Ord. no: Ord 125705

In Control: City Clerk

File Created: 09/04/2018

Final Action: 11/26/2018

**Title:** AN ORDINANCE related to the Rental Registration and Inspection Ordinance program, administered by the Seattle Department of Construction and Inspections; adding Seattle Municipal Code (SMC) Sections 22.900H.070 and 22.900H.080; and amending SMC Sections 22.214.040, 22.214.050, 22.900H.020, 22.900H.030, 22.900H.050, and 22.900H.060.

### Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Bagshaw

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments:

Drafter: adam.schaefer@seattle.gov

Filing Requirements/Dept Action:

### History of Legislative File

Legal Notice Published:

☐ Yes

☐ No

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor	09/24/2018	Mayor's leg transmitted to Council	City Clerk			
1	City Clerk	10/22/2018	sent for review	Council President's Office			
1	Council President's Office	10/24/2018	sent for review	Select Budget Committee			
1	City Council	10/29/2018	referred	Select Budget Committee			
<p>Action Text: The Council Bill (CB) was referred. to the Select Budget Committee</p> <p>Notes:</p>							
1	Select Budget Committee	10/30/2018					
1	Select Budget Committee	11/07/2018					

1 Select Budget Committee 11/14/2018 pass Pass

Action Text: The Committee recommends that City Council pass the Council Bill (CB).

Notes:

In Favor: 9 Chair Bagshaw, Member González , Member Harrell, Member Herbold,  
Member Johnson, Member Juarez, Member Mosqueda, Member O'Brien,  
Member Sawant

Opposed: 0

1 City Council 11/19/2018 passed Pass

Action Text: The Council Bill (CB) was passed by the following vote, and the President signed the Bill:

Notes:

In Favor: 9 Councilmember Bagshaw, Councilmember González , Council  
President Harrell, Councilmember Herbold, Councilmember Johnson,  
Councilmember Juarez, Councilmember Mosqueda, Councilmember  
O'Brien, Councilmember Sawant

Opposed: 0

1 City Clerk 11/21/2018 submitted for Mayor  
Mayor's signature

1 Mayor 11/26/2018 Signed

1 Mayor 11/26/2018 returned City Clerk

1 City Clerk 11/26/2018 attested by City Clerk

Action Text: The Ordinance (Ord) was attested by City Clerk.

Notes:

---

CITY OF SEATTLE

ORDINANCE 125705

COUNCIL BILL 119387

AN ORDINANCE related to the Rental Registration and Inspection Ordinance program, administered by the Seattle Department of Construction and Inspections; adding Seattle Municipal Code (SMC) Sections 22.900H.070 and 22.900H.080; and amending SMC Sections 22.214.040, 22.214.050, 22.900H.020, 22.900H.030, 22.900H.050, and 22.900H.060.

WHEREAS, the Rental Registration and Inspection Ordinance, Chapter 22.214 of the Seattle Municipal Code (SMC), is necessary to protect the health, safety, and welfare of the public and prevent deterioration and blight conditions that adversely impact the quality of life in Seattle; and

WHEREAS, Rental Registration and Inspection Ordinance program fees are intended to recover costs to implement and administer the program, and the fees must be periodically updated to ensure the program costs are recovered; and

WHEREAS, the first five years in implementing the Rental Registration and Inspection Ordinance program reveals opportunities to better align the fee structure with the program's work and move to a more efficient two-year registration renewal cycle; NOW, THEREFORE,

**BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

Section 1. Section 22.214.040 of the Seattle Municipal Code, last amended by Ordinance 124312, is amended as follows:

**22.214.040 Rental housing registration, compliance declaration, and renewals ((-))**

\* \* \*

1 C. A rental housing registration shall be valid for ~~((five))~~ two years from the date the  
2 Department issues the registration.

3 D. The rental housing registration shall be issued to the property owner identified on  
4 the registration application filed with the Department.

5 E. The fees for rental housing registration, renewal, or reinstatement, or ~~((for))~~ other  
6 fees necessary to implement and administer the Rental Registration and Inspection Ordinance  
7 program, ~~((purposes))~~ shall be adopted by amending Chapter 22.900.

8 \* \* \*

9 Section 2. Subsection 22.214.050.J of the Seattle Municipal Code, which section was last  
10 amended by Ordinance 125343, is amended as follows:

11 **22.214.050 Inspection and certificate of compliance required**

12 \* \* \*

13 J. If a rental property owner chooses to hire a private qualified rental housing  
14 inspector, the Department may charge a private inspection processing fee. ~~((and))~~ If a selected  
15 unit of the rental property fails the initial inspection, both the results of the initial inspection and  
16 any certificate of compliance must be provided to the Department. The Department shall audit  
17 inspection results and certificates of compliance prepared by private qualified rental housing  
18 inspectors. Based on audit results, the Department may select additional units for inspection in  
19 accordance with subsection 22.214.050.G.3. If the Department determines that a violation of this  
20 Chapter 22.214 exists, the owner and qualified rental housing inspector shall be subject to all  
21 enforcement and remedial provisions provided for in this Chapter 22.214.

Section 3. Section 22.900H.020 of the Seattle Municipal Code, enacted by Ordinance 124347, is amended as follows:

**22.900H.020 Rental housing registration and renewal fee**

The fee for registering a property containing rental housing units is ~~(((\$175))~~ \$70 for the first rental housing unit plus an additional fee of ~~(((\$2))~~ \$15 for each additional rental unit. The fee is payable at the time the registration application is received by the Department. The fee for renewing rental housing registration is the same as the rental housing registration fee and is payable at the time the renewal application is received by the Department.

Section 4. Section 22.900H.030 of the Seattle Municipal Code, enacted by Ordinance 124347, is amended as follows:

**22.900H.030 Rental housing registration and renewal late fee**

The fee for registering a property containing rental housing units late or renewing a rental housing registration late is ~~(((\$20))~~ \$30 for registrations or renewals postmarked or received by the Department after the registration deadline. This late fee is in addition to the registration or renewal fee and any applicable penalties provided for in Chapter 22.214.

Section 5. Section 22.900H.050 of the Seattle Municipal Code, enacted by Ordinance 124347, is amended as follows:

**22.900H.050 Private qualified rental housing inspector training and registration fees**

The fee for private qualified rental housing inspector training is ~~(((\$50))~~ \$200 and is payable in advance of the training. The fee for registering as a private qualified rental housing inspector is ~~(((\$200))~~ \$250 and is payable at the time of registration.

Section 6. Section 22.900H.060 of the Seattle Municipal Code, last amended by Ordinance 125184, is amended as follows:

**22.900H.060 Rental housing unit inspection fees if the Department serves as a qualified rental housing inspector**

The fee for the Department to serve as a qualified rental housing inspector to perform a rental housing unit inspection for a property and one housing unit is ~~(((\$160))~~ \$175. The fee for the Department to inspect each additional housing unit on the same property is ~~(((\$30))~~ \$35. The inspection fee is paid in advance of the inspection. The Department shall not charge for additional re-inspections for each unit the Department initially inspected to confirm that repairs required to pass the rental housing unit inspection and obtain a ~~((Certificate of Compliance))~~ certificate of compliance have been completed.

Section 7. A new Section 22.900H.070 is added to the Seattle Municipal Code as follows:

**22.900H.070 Late inspection submittal fee**

The fee for a rental housing inspection certificate of compliance, as required in subsection 22.214.050.F, that is completed and submitted to the Department after the due date provided by the Department is \$30. This late fee is in addition to any other required fee and any applicable penalties provided for in Chapter 22.214.

Section 8. A new Section 22.900H.080 is added to the Seattle Municipal Code as follows:

**22.900H.080 Private inspection submittal processing fee**

The fee for receiving and processing a rental housing inspection certificate of compliance submitted by a private qualified rental housing inspector is \$40.

Section 9. Sections 1 through 8 of this ordinance shall take effect on January 1, 2019.

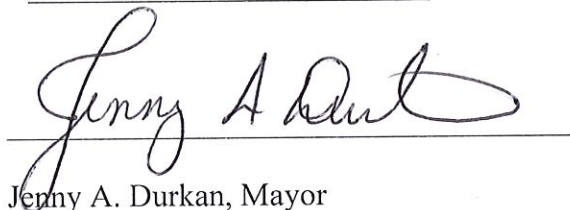
Section 10. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the 19<sup>th</sup> day of November, 2018,  
and signed by me in open session in authentication of its passage this 19<sup>th</sup> day of  
November, 2018.



President \_\_\_\_\_ of the City Council

Approved by me this 26<sup>th</sup> day of November, 2018.



Jenny A. Durkan, Mayor

Filed by me this 26<sup>th</sup> day of NOVEMBER, 2018.



Monica Martinez Simmons, City Clerk

(Seal)