

## Summary of three Seattle ordinances passed in the last three months and one proposed ordinance to limit move-in cost

Posted on August 25, 2016 by [LandlordSolutions](#) in [Uncategorized](#)

## Seattle developers required to build or fund affordable housing

Posted on August 22, 2016 by [LandlordSolutions](#)

The Seattle City Council on Monday passed the basic framework for new rules that will require apartment and condo developers to build or fund housing that members of the working class can afford.

The measure passed 8-0 but developers won't have to start complying until later this year and next after the council increases development capacity in various neighborhoods. This new zoning will let developers build bigger projects.

- Effective in about 30 days.
- Comply later this year and after the council increases development capacity in various neighborhoods
- New zoning will allow bigger projects

## Seattle's new first-come, first-serve tenant screening rule

Posted on August 22, 2016 by [LandlordSolutions](#)

Seattle is apparently breaking new ground by requiring landlords in the city to rent their housing units to qualified applicants on a first-come, first-served basis.

### **Effective January 1, 2017.**

- Landlord provides applicant with criteria
- Landlords notes date and time completed application is received
- Applicant may request extra time. Landlord is to use the date and time of extra-time request.
- There will be some exceptions. Domestic-violence survivors.
- Applicant can ask SOCR to investigate.
- According to SOCR, it will need to add two staffers to handle work related to the first-come, first-served policy — to the tune of more than \$200,000 next year.
- Lisa Herbold chairs the council's civil rights committee.
- Landlords can't deny tenant based on source of income

- Social Security
- Veteran's benefits
- Unemployment
- Child-support
- Other assistance programs
- Prohibits landlords from offering special discounts to renters who work at particular companies, with some minor exceptions (no information on the exceptions at this time 8/22/2016)
- Landlord required to accept pledges from community-based organizations, as long as the money is received within five days
- Audit in 2018

## Seattle City Council to approve a ban on rent increases

Posted on June 2, 2016 by [LandlordSolutions](#)

The Seattle City Council wants to make it harder to raise rents on buildings with **rat and roach infestations**, broken heaters, and other safety issues. In a committee meeting today, five members of the council voted for a bill nicknamed the "Carl Haglund law" after a [notorious south Seattle landlord](#). The bill will **temporarily halt rent increases** at buildings with housing code violations until those violations are fixed. The committee vote sends the bill to a full council vote next week, where it is likely to pass.

- Effective July 10, 2016
- Kshama Sawant
- Form of rent control?

### **Here's how the law would work:**

- Tenant receives notice of rent increase
- Using the RRIO checklist. If unit has a condition marked with an asterisk, tenant is to notify the landlord in writing (email allowed) prior to the effective date of the notice.
- If landlord doesn't fix issue, tenant is to call the city to request an inspection.
- Landlord can request an inspection
- If repair is made before effective date of increase, increase is allowed.
- Director has to determine the unit does not comply before the tenant may lawfully refuse payment of the rent increase.

## Rent Control or Removing Barriers?

Posted on July 27, 2016 by [LandlordSolutions](#)

**Kshama Sawant is proposing new legislation to limit move-in costs** and "ease moving barriers" for Seattle renters. The [ordinance](#) would:

1. Limit nonrefundable fees to no more than 10% of the first full month's rent. If the cost of the screening report(s) exceeds the 10%, the excess can be included in the nonrefundable fees.
2. Screening fees cannot exceed the actual cost of the report. (This is already state law [RCW 59.18.257](#))
3. Require that the security deposit and the nonrefundable fees don't exceed the first full month's rent.
4. Require landlords to provide tenants with the option of payment plans for move-in fees including the nonrefundable fees, security deposit and last month's rent.
5. Landlords won't be allowed to charge additional fees or interest on the installments.

## [City of Seattle news: Rent cap or rent control?](#)

Posted on February 26, 2015 by [LandlordSolutions](#)

[Seattle City Council approves rent cap some micro-apartments.](#)

The Seattle City Council voted 8-0 on February 23 approving a bill that gives developers a tax exemption for 12 years in a new micro-apartment buildings when 25% of units (220-400 square feet) are set aside as "affordable" housing. The rent cap for these affordable units will be \$618 per month for a single occupant household earning no more than \$24,720 a year.

Already developers qualify for multifamily tax exemptions when they set aside 20% of units as affordable housing in studio, one and two bedroom units. For a studio unit, a tenant earning \$40,170 a year would pay \$1,004 a month.