

§ of 108934	Herein
6.210.....	6.212.110
6.220.....	6.212.120
6.230.....	6.212.130
6.240.....	6.212.140
6.245.....	6.212.145
6.250.....	6.212.150
6.300.....	6.212.160
6.310.....	6.212.170
6.400.....	6.212.180
7.020.....	6.214.010
7.024.....	6.214.020
7.030.....	6.214.030
7.035.....	6.214.040
7.100.....	6.214.050
7.140.....	6.214.060
7.170.....	6.214.070
7.180.....	6.214.080
7.210.....	6.214.090
7.215.....	6.214.100
7.220.....	6.214.110
7.225.....	6.214.120
7.230.....	6.214.130
7.231.....	6.214.140
7.235.....	6.214.150
7.250.....	6.214.160
7.260.....	6.214.170
7.270.....	6.214.180
11.020.....	6.222.010
11.024.....	6.222.020
11.030.....	6.222.030
11.140.....	6.222.040
11.150.....	6.222.050
11.200.....	6.222.060
30.020.....	6.260.010
30.022.....	6.260.020
30.024.....	6.260.030
30.030.....	6.260.040
30.140.....	6.260.050
30.150.....	6.260.060
30.200.....	6.260.070
30.210.....	6.260.080
30.215.....	6.260.090
30.220.....	6.260.100
30.230.....	6.260.110
30.310.....	6.260.120
40.020.....	6.280.010
40.025.....	6.280.020
40.030.....	6.280.030
40.040.....	6.280.040
40.045.....	6.280.050
40.050.....	6.280.060

§ of 108934	Herein
40.060.....	6.280.070
40.070.....	6.280.080
40.080.....	6.280.090

Title 7  
CONSUMER PROTECTION  
Chapter 7.20  
FLOATING HOME MOORAGES

- Sections:**  
 7.20.030 Grounds for eviction or removal.  
 7.20.050 Moorage fee increase—Appeal.

**7.20.030 Grounds for eviction or removal.**

It is unlawful for a floating home moorage owner or operator to give notice to a floating home owner to remove his or her floating home from its moorage site, or to attempt to evict or complete the eviction of a floating home from its moorage site even though notice to remove such floating home from its moorage site was given to the owner of such floating home prior to the effective date of the ordinance codified in this chapter,<sup>1</sup> except for the following reasons:

A. The floating home owner fails to pay the moorage fee which he is legally obligated to pay;

B. The floating home owner refuses or otherwise fails to comply with reasonable written terms or conditions of tenancy, other than the obligation to surrender possession of the floating home moorage site, after service of a written notice to comply or vacate as provided in RCW 59.12.030(4). Moorage owners may require written acknowledgment by floating home owners of such terms and conditions. Such acknowledgment shall not constitute approval of or agreement by the floating home owner with such terms and conditions, nor shall it constitute an acknowledgment by the floating home owner that such terms or conditions are reasonable or the same as those required of similarly situated floating homes. Except for moorage fees, similarly situated floating homes within a floating home moorage shall be subject to the same moorage terms and conditions. Floating home owners shall be given thirty days' written notice in advance of any new term or condition or of

1981 updates to the Code  
 Seattle Municipal Code  
 As added in SMC 20120401  
 For Chapter 7.20  
 the Office of the City Clerk



any change in an existing term or condition. No floating home owner shall be evicted for failure to comply with a term or condition not uniformly applied, unless the floating home owner has specifically agreed to the term or condition in writing;

C. The floating home owner repeatedly violates the same term or condition of tenancy and has received three or more notices to comply or vacate, as provided in subsection B of this Section 7.20.030, for the same violation in a twelve-month period;

D. The floating home owner, after receiving written notice of objection from the floating home moorage owner or operator, fails to abate a nuisance on such person's floating home, or causes substantial damage to the floating home moorage property, or substantially interferes with the comfort, safety or enjoyment of other floating home owners at the floating home moorage;

E. The floating home moorage owner or operator elects to change the use of the entire moorage property to a commercial use other than a floating home moorage and gives at least six months' advance notice to the owners of floating homes moored at such floating home moorage to vacate their moorage sites, and prior to eviction, manifests such determination to change the use of the property to a use different than that of a floating home moorage by obtaining all permits which are necessary to change the use to which the property is devoted, including but not limited to shoreline substantial development permits and building permits, and by taking one or more of the following actions:

1. Entering into one or more contracts or leases with new tenants or users for the new use of the property,
2. Obtaining financing from a lending institution or from other sources from the purpose of paying all or a portion of the cost of converting the property for the new use,
3. Obtaining architect's drawings or other substantial plans for converting the property to the new use,
4. Taking other actions reasonably related to the conversion of the moorage site property to a new use;

F. The floating home owner is directed by the moorage owner to remove his or her home from its moorage site by a written notice given at least four months prior to the demanded date of removal where the purpose of such demand

for removal is to permit the moorage owner to convert the moorage site to a personal or other noncommercial use or to personally occupy such moorage site with a floating home to be used as such owner's residence, provided that such demand for removal is not contrary to any existing lease agreement between the moorage owner and such floating home owner and that such moorage owner locates another lawful moorage site within the city for the displaced floating home owner;

G. Notwithstanding any other provision of this section, it shall be lawful for a floating home moorage owner to demand the removal of a floating home from a moorage site by giving the floating home owner at least six months' written notice, when the purpose of such demand is to permit the moorage owner to use the moorage site for a floating home which will be occupied by the moorage owner as his or her own residence; provided that such floating home moorage owner either:

1. Locates another lawful floating home moorage site within the city for the displaced floating home, or
2. Agrees in writing to compensate the displaced floating home owner for damages caused by the removal of such floating home from the moorage site; said damages not to exceed the fair market value of the floating home with a moorage site prior to eviction.

(Ord. 109630 § 1, 1981; Ord. 109280 § 3, 1980.)

1. Editor's Note: Ordinance 109280 became effective September 21, 1980.

**7.20.050 Moorage fee increase—Appeal.**

A. If at least one-half of the floating home owners in a floating home moorage who are subject to a moorage fee increase in the same percentage amount (plus or minus one percentage point) believe that the demanded fee increase is unreasonable, they may collectively file a petition for fact-finding with the Hearing Examiner. The petition shall list separately the name of each floating home owner appealing and shall be filed within fifteen days of receipt by such floating home owner or owners of written notification of the moorage fee increase. The person or persons filing a petition for fact-finding shall pay a filing fee of Twenty-five Dollars (\$25.00) per petitioner, with a maximum fee of Seventy-five Dollars (\$75.00) to the

City Treasurer, which shall be refunded if no hearing is required. The Hearing Examiner may consolidate the petitions of floating home owners contesting moorage fee increases at the same moorage.

B. Moorage owners or operators shall be permitted to increase the moorage fee demanded of a floating home owner without fact-finding in an amount not exceeding: (1) the floating home owner's proportional share of increased property taxes, utility fees, state land lease fees, city street use or other permit fees incurred by the moorage owner which benefit the floating home owners and result in increased operating expenses; or (2) the CPI factor, whichever is greater. Moorage fee increases attributable to the cost increases listed above may not be assessed until actually incurred. Before assessing any fee increase, moorage owners shall provide floating home owners at least thirty days' notice of the increase which shall explain the specific reasons for the increase and the apportionment formula used.

C. The CPI factor for a floating home moorage shall be determined by multiplying the percentage increase in the CPI since the last moorage fee increase by the current moorage fee, and by multiplying the product thereof by a fraction, the numerator of which shall be the number of square feet of land at the subject moorage owned by the moorage owner or leased from a private, nongovernmental owner and the denominator of which shall be the total number of square feet of land in the moorage (privately owned or leased land plus land leased from or licensed by any governmental entity). Floating home owners may petition for a fact-finding whenever a proposed moorage fee increase exceeds the moorage owner's actual increase in operating expenses as listed above or the CPI factor described above, whichever is greater.

(Ord. 109986 § 1, 1981; Ord. 109280 § 5, 1980.)

Title 9

ANIMALS

Chapter 9.04

LEASH LAW

Repealed by Ordinance 110230.

Chapter 9.08

RESTRAINT OF VICIOUS DOG OR DANGEROUS ANIMALS

Repealed by Ordinance 110230.

Chapter 9.16

CRUELTY TO ANIMALS

Repealed by Ordinance 110230.

Chapter 9.24

ANIMAL CONTROL

Sections:

- 9.24.010 Purpose and policy.
- 9.24.020 Definitions.
- 9.24.025 Animal Control Commission.
- 9.24.030 Authority of the Director.
- 9.24.040 Animal shelter.
- 9.24.045 Municipal Pet Sterilization Clinic.
- 9.24.050 Animal licenses generally.
- 9.24.051 Cat and dog licenses.
- 9.24.052 Pet kennel license.
- 9.24.053 Dangerous animals.
- 9.24.054 Guard or attack dog license.
- 9.24.060 Right of entry and inspection.
- 9.24.070 Fees.
- 9.24.080 Offenses relating to licensing.
- 9.24.081 Offenses relating to cruelty.
- 9.24.082 Offenses relating to safety and sanitation.
- 9.24.083 Owing vicious animals prohibited -Exception.
- 9.24.084 Offenses relating to control.
- 9.24.085 Offenses relating to sale of animals.
- 9.24.090 Detainment, adoption and disposal.

1981 Updates to the Seattle Municipal Code, contact the Office of the City Clerk for current SMC.

9.24.110  
9.24.  
9.24.  
9.24.110  
are decl  
clause, s  
thereof  
validity  
applicati  
(part), 1  
9.24.0  
A.  
hazard  
public  
to anim  
B.  
place  
require  
animal  
C.  
intendu  
or forr  
the cit  
any in  
of any  
chapte  
omissio  
tion or  
of the  
D.  
Depart  
enforce  
shall b  
chapte  
(Ord. 1  
9.24.0  
As u  
ent m  
context  
A.  
levied  
and pla  
B.  
animal  
reasons  
C.  
Homo  
D.  
E.  
other  
Directo  
human  
other a