

ORDINANCE No. 114834

Law Department

COUNCIL BILL No. 107605

The City of

AN ORDINANCE relating to rental housing, amending Sections 22.206.160, 22.206.230, 22.206.240 and 22.206.280 and adding Sections 22.202.060 and 22.900.400 to the Seattle Municipal Code, to establish a rental housing registration program and requirements for program administration and enforcement.

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Sections 22.202.060
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able President:

Your Committee on Budget

to which was referred the within Council Bill, and report that we have considered the same.

COMPTROLLER FILE No. _____

| | |
|-----------------------------------|------------------------------|
| Introduced: OCT 2 1989 | By: <i>Greife</i> |
| Referred: OCT 2 1989 | To: <i>Budget</i> |
| Referred: | To: |
| Referred: | To: |
| Reported: NOV 7 1989 | Second Reading NOV 7 1989 |
| Third Reading: NOV 27 1989 | Signed: NOV 7 1989 |
| Presented to Mayor: NOV 7 1989 | Approved: |
| Returned to City Clerk: | Published: |
| Vetoed by Mayor: | Veto Published: |
| Passed over Veto: | Veto Sustained: |

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Department

The City of Seattle--Legislative Department

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Date Reported
and Adopted

REPORT OF COMMITTEE

President:

Budget

Committee on

was referred the within Council Bill No.

107605

we have considered the same and respectfully recommend that the same:

Pass

11/16/89

Vote 5-0

Virginia Galle

Committee Chair

#34
C.6107685

ORDINANCE 114834

1
2 AN ORDINANCE relating to rental housing, amending Sections
3 22.206.160, 22.206.230, 22.206.240 and 22.206.280 and adding
4 Sections 22.202.060 and 22.900.400 to the Seattle Municipal
Code, to establish a rental housing registration program and
requirements for program administration and enforcement.

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

6 Section 1. Chapter 22.202 of the Seattle Municipal
Code is amended by adding Section 22.202.060 as follows:

7 22.202.060 RENTAL HOUSING REGISTRATION

8 A. Every building containing two or more housing
9 units, where at least one of such housing units is not
10 occupied by the owner thereof, must have a current Rental
11 Housing Registration issued by the Department of
12 Construction and Land Use. Each Rental Housing Registration
13 will be current and effective for a period of one (1) year
14 from the date of issuance or until ownership of the building
15 changes. A new Rental Housing Registration must be obtained
16 by a new owner of a building containing two or more housing
17 units within 30 days of acquiring an ownership interest in
such building.

18 B. The Department of Construction and Land Use will
19 charge a Rental Housing Registration fee for issuance of
20 each Rental Housing Registration based on the number of
21 housing units contained in a building. The amount of the
22 Rental Housing Registration fee will be calculated as
23 required by SMC Chapter 22.900.150. The annual Rental
24 Housing Registration Fee shall be waived for publicly
25 assisted low-income housing units as defined by Director's
Rule.

26 C. The owner of any building for which a Rental
27 Housing Registration is required under this Section shall
28 post a true and correct copy of the current Rental Housing

1 Registration for said building in a common area accessible
2 to all of the building tenants.

3 D. The Rental Housing Registration shall contain and
4 reflect the following information:

- 5 1. The number of housing units contained in the
6 building;
- 7 2. The name and address of the building owner;
- 8 3. Either the local residence address of the owner or
9 the designation of a local agent of the owner who is
10 empowered to accept service of legal papers and notices
11 of violation concerning the housing units on behalf of
12 the owner; and
- 13 4. The expiration date of the Rental Housing
14 Registration.

15 E. Any building owner who fails or refuses to obtain a
16 current Rental Housing Registration for a building
17 containing two or more housing units or who fails or refuses
18 to comply with any of the requirements of this Section shall
19 be subject to a civil penalty in the amount of three (3)
20 times the Rental Housing Registration fee for said building.
21 The civil penalty shall be collected as provided in Section
22 22.206.280 of this Code, and all civil penalties so
23 collected, excluding court costs, if any, shall be deposited
24 in the same manner as the Rental Housing Registration fee.

25 F. The failure of a building owner to obtain a current
26 Rental Housing Registration shall not invalidate or cancel
27 any lease or rental agreement existing between said owner
28 and a tenant of a housing unit in said building.

Section 2. Section 22.206.160(C) of the Seattle
Municipal Code shall be amended to read as follows:

1 C. Just Cause Eviction.

2 1. Owners of housing units shall not evict or attempt
3 to evict any tenant or otherwise terminate or attempt
4 to terminate the tenancy of any tenant unless the
5 building containing said housing unit has a current
6 Rental Housing Registration, as required by SMC
7 22.202.060, and except for good cause. The reasons for
8 termination of tenancy listed below, and no others,
9 shall constitute good cause under this section:

10 * * *

11 4. In any action commenced to evict or to otherwise
12 terminate the tenancy of any tenant, it shall be a
13 defense to the action that there was no current Rental
14 Housing Registration, as required by SMC 22.202.060,
15 for the building in which the tenancy existed or that
16 there was no good cause for such eviction or
17 termination as provided in this section.

18 Section 3. Section 22.206.230(B) of the Seattle
19 Municipal Code shall be amended to read as follows:

20 B. A representative of the Director shall conduct the
21 review. The Director's representative shall explain the
22 reasons for the issuance of the notice of violation and will
23 consider any information presented by the persons attending.
24 After the review, the Director shall:

- 25 1. Sustain the notice of violation; or
26 2. Withdraw the notice of violation; or
27 3. Continue the review to a future date; or
28 4. Amend the notice of violation; or
5. Provided that a current Rental Housing Registration
exists for the building, ((6))grant a variance from the
standards and requirements of Sections 22.206.010

1 through 22.206.200 if the Director determines that all
2 of the following conditions or circumstances exist:

3 * * *

4 Section 4. Section 22.206.240(A) of the Seattle
5 Municipal Code shall be amended to read as follows:

6 A. The Director may extend the compliance date if the
7 building has a current Rental Housing Registration, as
8 required by SMC 22.202.060, and if required repairs have
9 been commenced and, in the Director's opinion are
10 progressing at a satisfactory rate. Extensions in excess of
11 ninety (90) days may not be granted unless the need therefor
12 is established in a Director's review.

13 Section 5. Section 22.206.280(A) of the Seattle
14 Municipal Code shall be amended to read as follows:

15 A. Any person who does not comply with a notice,
16 decision or order issued by the Director pursuant to this
17 Chapter SMC 22.206 shall be subject to a cumulative civil
18 penalty in the amount of Fifteen Dollars (\$15) per day for
19 each housing unit in violation, and Fifteen Dollars (\$15)
20 per day for violations in the common area or on the premises
21 surrounding the building or structure, from the date set for
22 compliance until the person complies with the notice,
23 decision or order, except that the cumulative civil penalty
24 will be tripled in any case where the building does not have
25 a current Rental Housing Registration as required by SMC
26 22.202.060.

(To be used for all Ordinances except Emergency.)

Section..... This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 27th day of November, 1989, and signed by me in open session in authentication of its passage this 27th day of November, 1989.

[Signature]
President of the City Council.

Approved by me this 12th day of December, 1989.
[Signature]
Mayor.

Filed by me this 15th day of December, 1989.

Attest: *[Signature]*
City Comptroller and City Clerk.

(SEAL)

Published.....
By *[Signature]*
Deputy Clerk.

RECEIVED



Seattle

Department of Construction and Land Use SEP 1 1989

Dennis J. McLerran, Director
Charles Royer, Mayor

M E M O R A N D U M

843000

TO: The Honorable Sam Smith, President, Seattle City Council
via Ken Bounds, Director, OMB

FROM: Dennis J. McLerran, Director *D.J.M.*

DATE: August 30, 1989

SUBJECT: An Ordinance relating to rental housing amending Sections 22.206.160, 22.206.230, 22.206.240 and 22.206.280 and adding Sections 22.202.060 and 22.900.400 to the Seattle Municipal Code, to establish a rental housing registration program and requirements for program administration and enforcement.

Attached is an ordinance requesting City Council to establish a new rental housing registration program. The legislation provides requirements for program administration, enforcement, and charging a Rental Housing Registration fee for issuance of each Rental Housing Registration.

With revenue generated by the program, \$544,000 in the first year, the Department of Construction and Land Use can provide for the cost of administering the program, conduct pro-active multifamily building inspection, and provide a portion of the costs to administer the Housing and Building Maintenance Code. The proposed 1990 budget for the Department of Construction and Land Use provides for two Accounting Tech II's to perform the rental housing registration administration work. The budget also provides for four new housing positions to inspect 700 multifamily buildings over a three-year period. The proposed graduated fee schedule, beginning at \$20/unit, will only generate sufficient funding in 1990 to support the aforementioned program area. Low-income units as identified by the 1989 Housing Assistance Plan will not be subject to the fee portion of this Housing Registration program.

A copy of the Housing Registration Fee background report is also attached for inclusion in the Council file. This report is part of the 1990 proposed department budget.

Please call Laura Gilbert or Rich Richmire at 4-8880 to answer any questions concerning this legislation.

DJM:rrf

Attachments

LEGISLATIVE REQUEST FOR APPROPRIATION

Title of Proposal

An ordinance relating to rental housing, amending Sections 22.206.160, 22.206.230, 22.206.240 and 22.206.280 and adding Sections 22.202.060 and 22.900.400 to the Seattle Municipal Code, to establish a rental housing registration program and requirements for program administration and enforcement.

Statement of Objectives

The Department of Construction and Land Use (DCLU) will establish a Rental Housing Registration program to administer the Seattle Housing and Building Maintenance Code. DCLU will charge a Rental Housing Registration fee for issuance of each Rental Housing Registration based on the number of housing units contained in a building. Rental Housing Registration fee will be waived for buildings owned by Seattle Housing Authority and other qualified low-income housing units identified in the City of Seattle 1989 Housing Assistance Plan. Through the program, the department's housing enforcement activities will be partially financed.

Fiscal Requirements

This ordinance establishes a fee based on a graduated fee schedule. As shown below this fee schedule will be incorporated into the department's Annual Permit Fee Ordinance (Chapter 22.900 Seattle Municipal Code) which prescribes fees for permits, inspections, certain services and materials

Fee Schedule for Rental Housing Registration Fee

| | |
|-------------------------|------------------|
| 1st 2 units | \$20.00 per unit |
| 3rd and 4th units | 19.00 per unit |
| 5th through 9th units | 18.00 per unit |
| 10th through 29th units | 17.00 per unit |
| 30th through 49th units | 16.00 per unit |
| 50th unit and over | 15.00 per unit |

This schedule will appear in DCLU's 1990 Permit Fee Ordinance as Table L in Section 22.900.150.

Personnel Requirements

The department's 1990 operating budget provides for all personnel requirements necessary to operate the proposed program.

Legislative Request for Appropriation
August 28, 1989
Page 2

Facilities or Equipment Requirements

The department's 1990 operating budget provides additional office space improvements and office equipment to conduct the proposed program.

Evaluation Criteria and Reporting

It is anticipated that 40% of the Rental Housing Units will be registered in the first year with higher percentages projected for subsequent years. The department will set up a general public education program to advise owners and tenants about the need to register rental units.

Alternatives

General Fund support to the department to provide for administering the Seattle Housing and Building Maintenance Code.

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**PROPOSAL FOR
RENTAL HOUSING REGISTRATION AND FEE**

I. INTRODUCTION

The Department of Construction and Land Use is proposing creation of a new registration requirement and registration fee to regulate rental housing units in the City of Seattle. The proposed Rental Housing Registration will be established by DCLU, which currently administers the Seattle Housing and Building Maintenance Code. The data created by the registration program will enhance DCLU's housing enforcement activities, and the revenue generated by the fee will eventually fund a portion of the Department's housing code enforcement program.

II. POLICY ANALYSIS

A. Background

DCLU's Housing and Zoning Enforcement Division, charged with administration and enforcement of the City's Housing and Building Maintenance Code, was established, in part, to attempt to ensure that only safe and habitable housing was offered for rent in the City. Currently, to meet its identified goals, DCLU employs a complaint-based enforcement program, conducting inspections and taking enforcement action only in cases where a complaint about living conditions is received.

Historically, the housing code enforcement program was operated entirely with resources from the City's General Fund. With availability of General Fund dollars dwindling each year and demands for levels of service to the rental housing community increasing each year, substantial pressure exists to find alternate means of funding the housing code enforcement program. The Rental Unit Registration and Rental Unit Fee are proposed to address the funding issues and level-of-service issues raised in recent years.

B. General Policy Justifications

Effective enforcement of the Housing and Building Maintenance Code serves to preserve the City's rental housing stock by ensuring that conditions of neglect and deterioration are not allowed to develop in occupied rental housing. Although the public generally benefits from such enforcement activities, landlords

and tenants are more direct beneficiaries. When minimum requirements of safety and habitability are enforced in particular cases, tenants realize specific improvements in their living conditions. Similarly, landlords realize appreciated value in buildings and units that are brought into compliance with the requirements of the code. In addition, as a part of its enforcement activities, DCLU regularly provides information to both landlords and tenants on enforcement procedures, minimum requirements of habitability and owner and tenant rights.

The Rental Housing Fee establishes a predictable revenue source to fund the administration and enforcement of the City's rental housing regulations. Although the fee will be charged to rental housing owners and may, to some extent, be passed on to tenants, both groups constitute the prime beneficiaries of the City's housing enforcement activities. Thus, they are appropriate classes to bear the burden of funding a portion of the City's enforcement program. In all cases, the amount of the proposed annual fee is sufficiently small that it will not have a significant impact on housing costs or rental unit profitability.

No registration regulation currently exists for the rental housing market in Seattle. However, other major cities and counties in the United States have adopted registration and/or fee requirements on rental housing. Fees are currently required in Pasadena; Chicago; Milwaukee; Newark; Salem, Oregon; Iowa City, Iowa, and Prince Georges County, Maryland. Fees range from \$7.00 per unit in Salem to \$50.00 per unit biennially in Prince Georges County. Some form of registration is required in all of the listed jurisdictions except Chicago.

The Rental Housing Registration will enhance enforcement of the Housing and Building Maintenance Code by establishing, for each building containing rental housing units, ownership and local agency information needed for enforcement activities in the event of Housing Code violations. In addition, registration establishes a working database of rental unit ownership and of rented units and structures in the City.

C. Potential Negative Policy Arguments

As with any new or added cost to rental property owners, complaints will be raised about the impact of the Rental Housing Fee on the profitability of the rental housing business in Seattle and about the impact on tenants if the costs are passed on by landlords.

Some will argue, especially in larger buildings where the total fee amount may exceed one thousand dollars, that the fee will take funds that would otherwise be applied to repairs and maintenance of the rental units. In addition, because the fee is charged to the building, regardless of occupancy, owners and tenants may complain that a larger share of the cost is borne by the tenants in occupied units. In any event, most opposition to the creation of the registration and fee will relate specifically to the imposition of a new operating costs for owners and tenants.

III. GENERAL SYSTEM CHARACTERISTICS

A. Basic Registration and Fee Structure

The Rental Housing Registration and fee would be structured generally as follows:

1. The Rental Housing Fee will be applied on a per-building basis, with the amount of the fee determined by the number of rental housing units in the building. The fee amount may be graduated, with a higher per-unit fee for smaller buildings and a lower per-unit fee for larger apartment buildings.

2. The Rental Housing Registration will specify the number of units in the registered building and will apply to all of those units in the building, whether occupied or not.

3. At the time of application for the registration, owners will specify a local residence address or will provide the name and address of a local agent who is empowered to accept service of legal papers and notices of violation concerning the rental housing units.

4. The Rental Housing Registration will be posted in a common area of the building if a common area is available, or a copy must be provided to the tenant of each occupied unit. The registration must be renewed each year.

B. General Enforcement and Collection Process

The registration and fee would be enforced through a series of legislated incentives as described below:

1. An owner who rents a housing unit that is not registered will be subject to a civil penalty in the amount of three times the annual fee for the building. The registration fee will be taken out of any collected penalty; the remainder of the penalty will be applied

against the costs of collection for the City. As a protection to tenants, the code will provide that rental of an unregistered unit, though a violation of City code, will not invalidate the lease or rental agreement with a tenant.

2. The Just Cause Eviction Ordinance will require registration of a unit before the owner can attempt to evict a tenant for just cause. Eviction will not be available to an owner until the rental unit is registered.

3. Civil penalties for noncompliance with a notice of violation or order of the Director under the Housing and Building Maintenance Code will be trebled for any housing unit that is not registered. Thus, penalties for noncompliance in an unregistered unit will be \$45.00 per day as opposed to \$15.00 per day.

4. Where penalties are assessed against an owner for noncompliance with an order or a notice of violation, the code will allow reduction of the penalties by two times the amount of any paid rental unit registration fee. Thus, if a \$500 penalty has been assessed and the owner pays or has paid \$100 to register the units, the penalties will be reduced by \$200.

5. Variances and extensions of compliance deadlines under the Housing and Building Maintenance Code will be available only for registered units.

IV. FEE AND REGISTRATION ADMINISTRATION

Two elements of the administrative program are described below for the proposed registration and fee. The first element involves passive payment incentives, requiring no affirmative billing and minimal administrative costs. The second element establishes an affirmative billing and collection system. Together, the two administrative elements establish a cost-effective system for billing and collection of the registration fee.

A. Passive Collection System

1. DCLU will establish a general public education program to advise owners and tenants about the need to register rental units. Public education efforts, focused on the Seattle Tenants Union, the Seattle Apartment Operators Association and similar groups, will result in a significant level of compliance with the registration requirements.

2. The eviction limitation described in section III.B.2 above will establish a substantial incentive for many rental property owners to register their rental units. This particular requirement would be enforced through DCLU's regular enforcement of the Just Cause Eviction Ordinance. In addition, substantial involvement of the Tenant's Union and other advocacy groups in highlighting this requirement would be solicited and expected.

3. Each building that DCLU inspects pursuant to a Housing Code complaint will be required to obtain the necessary registration as part of the enforcement effort. DCLU inspects between 25,000 and 30,000 units each year.

4. The registration fee will apply to all rental units, in buildings with two or more units that are not owner occupied.

B. Active Billing System

1. DCLU would establish a formal system for generating a bill for each building that contains rental units.

2. Rental housing structures in the City would be identified initially through existing lists of rental units, such as in the records of the Water Department. Because ownership of each structure would be extremely expensive to research, billings would be sent to the identified billpayer on the Water Department records or to the taxpayer on the County tax rolls. Both sources will contain some number of inaccurately identified owners.

3. The billing addresses will be divided into four sections, with each section billed during one quarter of the budget year. Large buildings will be billed first, and duplexes will be billed last. The issued registration will be effective for one year from the date of issuance. Thus, the billing process will be staggered by quarters.

V. REVENUE PREDICTIONS AND ADMINISTRATIVE COSTS

A. System Assumptions and Fee Amounts

1. Assumptions about collectibility

The following assumptions are made about the collectibility of registration fees under the administrative options offered above:

a. For most buildings, in the 2 to 29 unit range, the annual fee will not exceed \$500 dollars. As a result, a collection system that relies on litigation and judgment to enforce payment of the fee will not be cost effective. For owners who refuse to pay the registration fee, referral of unpaid accounts to a collection agency may be the most cost effective means of recovering some portion of unpaid fees.

b. The phased implementation of the registration and fee program assumes collection of registration fees will increase with the passage of time -- as owners become more familiar with the requirements of the program, as general enforcement activities of the department identify unregistered buildings, and as a limited collection program convinces owners that avoidance of the fees will not be accepted. Collection for the first year of the program will be substantially below fifty percent due to implementation time and to the unavoidable confusion that will arise among owners when the first bills are sent out. Collectibility of billed fees from all buildings would be anticipated at the following rates:

| | |
|--------------------------------------|------|
| 1990 (two quarters of operation): | 40% |
| 1991 (first full year of operation): | 50% |
| 1992 (second year of operation): | 50% |
| 1993 (third year of operation): | 50% |
| 1994 (fourth year of operation): | 70% |
| Each year after fourth: | 70%. |

Implementation and anticipated collections are described in greater detail later in this Report.

c. The program will exempt approximately 18,680 rental units owned or operated by the Seattle Housing Authority, HUD or other governmental agencies.

2. Fee amounts and revenue levels

The following charts describe the fee generation program using both a graduated fee structure based on number of units and a flat unit fee. If the fee amount is altered, or if the extent or amount of the fee graduation is changed, the maximum revenue available will increase or decrease.

a. AVAILABLE UNITS: Based on figures from the Seattle Water Department, rental housing in the City is broken down by category in the following chart. The units listed include units owned or operated by SHA, HUD and other governmental agencies.

CATEGORIES OF RENTAL HOUSING

| | |
|-------------|--|
| DUPLEXES | 5,172 bldgs 10,344 units |
| 3-4 UNITS | 2,484 bldgs 8,694 units |
| 5-9 UNITS | 2,081 bldgs 14,375 units 6.9 unit average |
| 10-29 UNITS | 1,800 bldgs 29,391 units 16.3 unit average |
| 30-49 UNITS | 372 bldgs 13,770 units 37 unit average |
| 50 + UNITS | 294 bldgs 19,394 units 66 unit average |

b. FEE STRUCTURE OPTIONS: The following fee program options establish either a flat unit fee or a graduated fee structure based on the number of units in the building. The following chart shows the breakdown of four fee schedule options.

FEE SCHEDULE OPTIONS

| <u>Category</u> | <u>Flat Fee A</u> | <u>Flat Fee B</u> | <u>Graduated C</u> | <u>Graduated D</u> |
|-----------------|-------------------|-------------------|--------------------|--------------------|
| Duplex | \$30 | \$40 | \$40 | \$40 |
| 3-4 Units | \$45-60 | \$60-80 | \$58-76 | \$59-78 |
| 5-9 Units | \$75-135 | \$100-180 | \$92-156 | \$96-168 |
| 10-29 Units | \$150-435 | \$200-580 | \$170-436 | \$185-508 |
| 30-49 Units | \$450-735 | \$600-980 | \$448-676 | \$524-828 |
| 50+ Units | \$750+ | \$1000+ | \$686+ | \$843+ |

The graduated fee schedules C and D are based on an incremental fee calculation. As buildings increase in size, the additional units are charged at a reduced fee amount. Accordingly, under the two schedule options, fees are calculated on the following schedules:

| | <u>Option C</u> | <u>Option D</u> |
|-------------------------|-----------------|-----------------|
| First two units | \$20.00 | \$20.00 |
| 3rd and 4th units | 18.00 | 19.00 |
| 5th through 9th units | 16.00 | 18.00 |
| 10th through 29th units | 14.00 | 17.00 |
| 30th through 49th units | 12.00 | 16.00 |
| 50th unit and over | 10.00 | 15.00 |

The fee schedule options, under either a flat per-unit arrangement or a graduated fee schedule, will not have a significant impact on monthly unit costs. Under the highest and lowest registration fees contemplated by the listed options, the monthly cost of the fee per unit will range from \$1.67 per unit per month to \$1.14 per unit per month. As a result, imposition of even the highest fee option, Option B at \$1.67 per month, would not significantly increase monthly rental rates if passed on to the tenant by the owner.

c. MAXIMUM COLLECTIBLE FEES: The following chart shows calculations of the maximum available registration fees under the fee program options using the unit figures available from the Water Department.

CALCULATION OF MAXIMUM COLLECTIBLE FEE

| <u>CATEGORY</u> | <u>Flat Fee A</u> | <u>Flat Fee B</u> | <u>Graduated C</u> | <u>Graduated D</u> |
|-----------------|--------------------|-------------------|--------------------|--------------------|
| DUPLEXES | \$155,160 | 206,880 | 206,880 | 206,880 |
| 3-4 UNITS | 156,270 | 208,360 | 166,448 | 170,174 |
| 5-9 UNITS | 215,625 | 287,500 | 254,714 | 233,488 |
| 10-29 UNITS | 440,865 | 587,820 | 464,760 | 525,780 |
| 30-49 UNITS | 206,550 | 275,400 | 197,904 | 236,592 |
| 50 + UNITS | 290,910 | 387,880 | 248,724 | 313,992 |
| less SHA Units | (280,200) | (376,600) | (280,200) | (326,900) |
| TOTAL | <u>\$1,185,180</u> | <u>1,577,240</u> | <u>1,259,230</u> | <u>1,360,006</u> |

d. ANTICIPATED COLLECTIONS: The following chart shows anticipated collections from the registration fee, based upon an assumed increasing level of collections over the first 5 years that the program is implemented. The collections calculations assume that program development, hiring and training will take approximately 6 months and that the first billings will be mailed in the third quarter of 1990. The larger buildings will be billed in the last two quarters of the 1990 budget year. The revenue figures are based on listed budget years.

ANTICIPATED COLLECTIONS FROM
RENTAL REGISTRATION FEE

| | <u>Flat Fee A</u> | <u>Flat Fee B</u> | <u>Graduated C</u> | <u>Graduated D</u> |
|------------|-------------------|-------------------|--------------------|--------------------|
| 1990 (40%) | \$474,072 | \$630,896 | \$503,692 | \$544,000 |
| 1991 (50%) | 592,590 | 788,620 | 629,615 | 680,003 |
| 1992 (50%) | 592,590 | 788,620 | 629,615 | 680,003 |
| 1993 (50%) | 592,590 | 788,620 | 629,615 | 680,003 |
| 1994 (70%) | 829,626 | 1,104,068 | 881,461 | 952,004 |
| 1995 (70%) | 829,626 | 1,104,068 | 881,461 | 952,004 |

/prhrf

City of Seattle

Executive Department-Office of Management and Budget

Kenneth R. Bounds, Director
Charles Royer, Mayor



September 7, 1989

COPY RECEIVED

The Honorable Douglas Jew,
City Attorney
City of Seattle

#A

SEP 12 1989

SEATTLE CITY ATTORNEY

Barbour/Watson
OK 9/26/89

Dear Mr. Jewett:

The Mayor is proposing to the City Council that the enclosed legislation be adopted.

REQUESTING
DEPARTMENT: Department of Construction and Land Use

SUBJECT: AN ORDINANCE relating to rental housing, amending Sections 22.206.160, 22.206.230, 22.206.240 and 22.206.280 and adding Sections 22.202.060 and 22.900.400 to the Seattle Municipal Code, to establish a rental housing registration program and requirements for program administration and enforcement.

Pursuant to the City Council's S.O.P. 100-014, the Executive Department is forwarding this request for legislation to your office for review and drafting.

After reviewing this request and any necessary redrafting of the enclosed legislation, return the legislation to OMB. Any specific questions regarding the legislation can be directed to Ann Brooks.

Sincerely,

Charles Royer
Mayor

by

KENNETH R. BOUNDS
Budget Director

KB/ab/mhv

Enclosure

cc: Director, DCLU

TIME AND DATE STAMP

SPONSORSHIP

THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:

Virginia Galle

| | |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO: _____

PRESIDENT'S SIGNATURE

STATE OF WASHINGTON - KING COUNTY

21648
City of Seattle

-ss.

No.

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

Ord 114834

was published on

12/06/89

The amount of the fee charged for the foregoing publication is the sum of \$ _____, which amount has been paid in full.

Bethany Morris

Subscribed and sworn to before me on

Len Ray DEC 8 1989

Notary Public for the State of Washington,
residing in Seattle