

Ordinance No. 123318

Council Bill No. 116882

AN ORDINANCE relating to residential rental property registration and inspections, superceding Section 3 of Council Bill No. 116857, declaring an emergency; and ratifying and confirming prior acts, all by a three-fourths vote of the City Council.

Related Legislation File:

Date Introduced and Referred: <u>June 1, 2010</u>	To: (committee): <u>Full Council</u>
Date Re-referred:	To: (committee):
Date Re-referred:	To: (committee):
Date of Final Action:	Date Presented to Mayor:
Date Signed by Mayor: <u>6.9.10</u>	Date Returned to City Clerk: <u>6.9.10</u>
Published by Title Only <u>X</u>	Date Vetoed by Mayor:
Published in Full Text	Date Passed Over Veto:
Date Veto Sustained:	Date Returned Without Signature:

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: Samy Corra

Committee Action:

Date	Recommendation	Vote

This file is complete and ready for presentation to Full Council.

Full Council Action:

Date	Decision	Vote
<u>6-7-10</u>	<u>Passed as amended</u>	<u>7-0</u>

(Disqualified: O'Brien, Rasmussen)

Law Department

ORDINANCE 123318

1
2 AN ORDINANCE relating to residential rental property registration and inspections,
3 superceding Section 3 of Council Bill No. 116857, declaring an emergency; and
4 ratifying and confirming prior acts, all by a three-fourths vote of the City Council.

5 WHEREAS, the City Council has determined substandard and unsanitary residential buildings
6 and dwelling units exist within the City of Seattle; and

7 WHEREAS, improving residential housing and providing for neighborhood stability
8 throughout the City through improved housing conditions requires periodic inspection
9 of residential rental housing units in the City to determine if such premises fail to
10 comply with certain requirements of the City's Housing Code or endanger or impair the
11 health or safety of a tenant; and

12 WHEREAS, in order to provide for such periodic inspection of residential rental housing units,
13 a Residential Rental Business License and Inspection Program must be established, and
14 Council passed CB 116857 on June 1, 2010 to provide such a program; NOW,
15 THEREFORE,

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

17 Section 1. The 2010 State legislature passed SSB 6459, providing for inspections of
18 rental housing and providing limitations on local rental housing inspection programs. Section
19 2(11) of SSB 6459 provided that local inspection programs adopted by municipalities prior to
20 the effective date of SSB 6459 would not be subject to the limitations on local programs
21 contained in SSB 6459. The effective date of SSB 6459 is June 10, 2010.

22 By its passage of C.B. 116857 on June 1, 2010, the City Council determined that
23 improving residential housing and providing for neighborhood stability through improved
24 housing conditions and through adoption of a periodic inspection program for residential rental
25 housing units tailored to the needs of the City of Seattle is necessary to address the substandard
26 and unsanitary residential buildings and dwelling units in the City that threaten the peace,
27 health, and safety of City residents. C.B. 116857 provided for an effective date of 30 days after
28 the Mayor's signature, or if not approved and returned by the Mayor within ten days after
presentation, in accordance Municipal Code Section 1.04.020. In order to assure that the



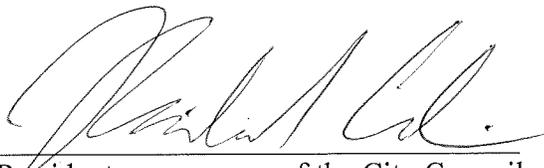
1 ordinance meets the standards for a prior-adopted local program contained in SSB 6459 so that
2 the City Council can provide a rental housing inspection program that meets the unique needs
3 of the City of Seattle and protect the peace, health and safety of its residents, it is necessary that
4 CB 116857 take effect immediately.

5 Because of the foregoing facts, an emergency is declared to exist under Seattle City
6 Charter Article 4, Subsection 1(I). It is necessary for the immediate preservation of the public
7 peace, health and safety that C.B. 116857 and this ordinance take effect without delay. Section
8 3 of C.B. 116857 is superceded, and both this ordinance and C.B. 116857 therefore shall
9 become effective immediately upon its passage by a three-fourths vote of the City Council, and
10 its approval by the Mayor, as provided in the Charter.

11 Section 2. By reason of the findings set out in Section 1, and the emergency that is
12 hereby declared to exist, Section 3 of C.B. 116857 is superceded, and both this ordinance and
13 C.B. 116857 shall become effective immediately upon its passage by a three-fourths vote of the
14 City Council, and its approval by the Mayor, as provided by Article 4, Subsection 1(I) of the
15 Charter of the City.

16 Section 3. Any act consistent with the authority and prior to the effective date of this
17 ordinance is hereby ratified and confirmed.

18 Passed by a three-fourths vote of all the members of the City Council the 7 day of
19 June, 2010, and signed by me in open session in authentication of its passage this 7
20 day of June, 2010.

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25 President _____ of the City Council
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Michael Jenkins
DPD - Rental Property Inspection and Licensing - ORD
June 1, 2010
Version #1b

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Approved by me this 9th day of June, 2010.

Michael McGinn

Michael McGinn, Mayor

Filed by me this 9th day of June, 2010.

Carol Shover

City Clerk

(Seal)



FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	DOF Analyst/Phone:
Legislative	Michael Jenkins 5-1674	NA

Legislation Title:

AN ORDINANCE relating to residential rental property registration and inspections, superceding Section 3 of Council Bill No. 116857, declaring an emergency; and ratifying and confirming prior acts, all by a three-fourths vote of the City Council.

• **Summary of the Legislation:**

On June 1, 2010, the City Council is scheduled to adopt CB 116857, establishing a rental housing license and inspection program. CB 116857 was developed in response to SSB 6459, adopted by the Washington State Legislature and effective June 10, 2010, setting forth the terms by which a local jurisdiction may adopt a rental housing licensing and inspection program. CB 116857 sets forth the details of a local program that supercedes the State's program. This is permitted under SSB 6459 if a local ordinance is in effect prior to the effective date of SSB 6459. This emergency ordinance would make CB 116857 effective prior to SSB 6459, assuming a timely approval by the Mayor, and would ratify prior acts.

• **Background:** *(Include brief description of the purpose and context of legislation and include record of previous legislation and funding history, if applicable):*

This ordinance is part of a packet of legislation developed by the Department of Planning and Development and City Council (CB 116857 and Resolutions 31220 and 31221) in April- June 2010, following the adoption of SSB 6459. Those separate pieces of legislation were enacted to ensure the City's right to adopt and implement a local rental housing license and inspection program tailored to local needs and reflecting local concerns. The City's longstanding interest in the preservation and protection of its rental housing stock is well documented in these referenced ordinances.

• *Please check one of the following:*

X This legislation does not have any financial implications.



ORDINANCE _____

1
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3 superceding Section 3 of Council Bill No. 116857, declaring an emergency; and
4 ratifying and confirming prior acts, all by a three-fourths vote of the City Council.

5 WHEREAS, the City Council has determined substandard and unsanitary residential buildings
6 and dwelling units exist within the City of Seattle; and

7 WHEREAS, improving residential housing and providing for neighborhood stability
8 throughout the City through improved housing conditions requires periodic inspection
9 of residential rental housing units in the City to determine if such premises fail to
10 comply with certain requirements of the City's Housing Code or endanger or impair the
11 health or safety of a tenant; and

12 WHEREAS, in order to provide for such periodic inspection of residential rental housing units,
13 a Residential Rental Business License and Inspection Program must be established, and
14 Council passed CB 116857 on June 1, 2010 to provide such a program; NOW,
15 THEREFORE,

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

17 Section 1. The 2010 State legislature passed SSB 6459, providing for inspections of
18 rental housing and providing limitations on local rental housing inspection programs. Section
19 2(11) of SSB 6459 provided that local inspection programs adopted by municipalities prior to
20 the effective date of SSB 6459 would not be subject to the limitations on local programs
21 contained in SSB 6459. The effective date of SSB 6459 is June 10, 2010.

22 By its passage of C.B. 116857 on June 1, 2010, the City Council determined that
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24 housing conditions and through adoption of a periodic inspection program for residential rental
25 housing units tailored to the needs of the City of Seattle is necessary to address the substandard
26 and unsanitary residential buildings and dwelling units in the City that threaten the peace,
27 health, and safety of City residents. C.B. 116857 provided for an effective date of 30 days after
28 the Mayor's signature, or if not approved and returned by the Mayor within ten days after
presentation, in accordance Municipal Code Section 1.04.020. In order to assure that the



1 ordinance meets the standards for a prior-adopted local program contained in SSB 6459 so that
2 the City Council can provide a rental housing inspection program that meets the unique needs
3 of the City of Seattle and protect the peace, health and safety of its residents, it is necessary that
4 CB 116857 take effect immediately.

5 Because of the foregoing facts, an emergency is declared to exist under Seattle City
6 Charter Article 4, Subsection 1(I). It is necessary for the immediate preservation of the public
7 peace, health and safety that C.B. 116857 and this ordinance take effect without delay. Section
8 3 of C.B. 116857 (Ordinance _____) is superceded, and both this ordinance and C.B.
9 116857 (Ordinance _____) therefore shall become effective immediately upon its passage by a
10 three-fourths vote of the City Council, and its approval by the Mayor, as provided in the
11 Charter.

12 Section 2. By reason of the findings set out in Section 1, and the emergency that is
13 hereby declared to exist, Section 3 of C.B. 116857 (Ordinance _____) is superceded, and
14 both this ordinance and C.B. 116857 (Ordinance _____) shall become effective immediately
15 upon its passage by a three-fourths vote of the City Council, and its approval by the Mayor, as
16 provided by Article 4, Subsection 1(I) of the Charter of the City.

17 Section 3. Any act consistent with the authority and prior to the effective date of this
18 ordinance is hereby ratified and confirmed.

19 Passed by a three-fourths vote of all the members of the City Council the ____ day of
20 _____, 2010, and signed by me in open session in authentication of its passage this ____
21 day of _____, 2010.

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26 President _____ of the City Council



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Approved by me this ____ day of _____, 2010.

Michael McGinn, Mayor

Filed by me this ____ day of _____, 2010.

City Clerk

(Seal)



STATE OF WASHINGTON – KING COUNTY

--SS.

256197
CITY OF SEATTLE, CLERKS OFFICE

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.

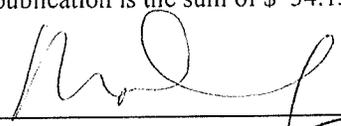
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:123318&123319 TITLE

was published on

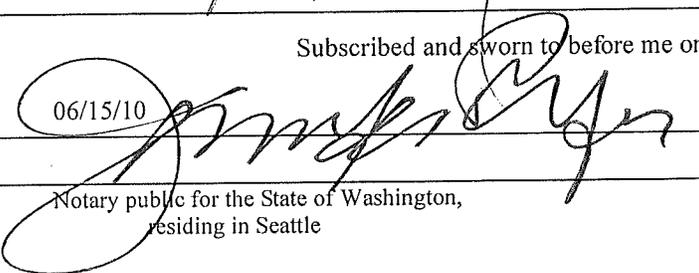
06/15/10

The amount of the fee charged for the foregoing publication is the sum of \$ 34.13, which amount has been paid in full.



Subscribed and sworn to before me on

06/15/10



Notary public for the State of Washington,
residing in Seattle

Affidavit of Publication

State of Washington, King County

City of Seattle

TITLE-ONLY PUBLICATION

The full text of the following ordinances, passed by the City Council on June 7, 2010, and published here by title only, will be mailed upon request, or can be accessed at <http://clerk.ci.seattle.wa.us>. For further information, contact the Seattle City Clerk at 684-8344.

ORDINANCE NO. 123318

AN ORDINANCE relating to residential rental property registration and inspections, superseding Section 3 of Council Bill No. 116857, declaring an emergency; and ratifying and confirming prior acts, all by a three-fourths vote of the City Council.

ORDINANCE NO. 123319

AN ORDINANCE appropriating money to pay certain audited claims and ordering the payment thereof.

Publication ordered by the City Clerk

Date of publication in the Seattle Daily Journal of Commerce, June 15, 2010.

6/15(256197)