



SEATTLE CITY COUNCIL

Legislative Summary

CB 120090

Record No.: CB 120090

Type: Ordinance (Ord)

Status: Passed

Version: 2

Ord. no: Ord 126370

In Control: City Clerk

File Created: 05/24/2021

Final Action: 06/18/2021

Title: AN ORDINANCE relating to new residential rental tenancies; giving a tenant a right of first refusal of a new tenancy after the expiration of a tenancy for a specified time; requiring a landlord to have just cause for declining to give a tenant the right of first refusal; requiring notice in advance of asserting just cause; creating a private right for action for the tenant; providing a defense to eviction when a landlord fails to give a tenant a right of first refusal; allowing a tenant to rescind a termination agreement; and amending Sections 7.24.030, 14.08.050, and 22.206.160 of the Seattle Municipal Code.

Date

Notes:

Filed with City Clerk:

Sponsors: Sawant, Morales, Lewis

Mayor's Signature:

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments: Mayor's Letter on Returning Bill Unsigned

Reviewer:

Uploaded By: Emilia.Sanchez@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	City Clerk	05/24/2021	sent for review	Council President's Office			
	Action Text: The Council Bill (CB) was sent for review. to the Council President's Office						
1	Council President's Office	05/24/2021	sent for review	Sustainability and Renters' Rights Committee			
	Action Text: The Council Bill (CB) was sent for review. to the Sustainability and Renters' Rights Committee						
1	City Council	05/24/2021	referred	Sustainability and Renters' Rights Committee			

Action Text: The Council Bill (CB) was referred. to the Sustainability and Renters' Rights Committee

1 Sustainability and Renters' Rights Committee 05/25/2021 pass Pass

Action Text: The Committee recommends that City Council pass the Council Bill (CB) with a Divided Report.
In Favor: 3 Chair Sawant, Vice Chair Morales, Member Lewis
Opposed: 1 Member Pedersen

1 City Council 06/07/2021 passed as amended Pass

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

Notes: ACTION 1:

Motion was made by Councilmember Morales, duly seconded and carried, to amend Council Bill 120090, by amending Section 1, Seattle Municipal Code Subsection 7.24.030.K, and by amending Section 3, Seattle Municipal Code Subsection 22.206.160.C.10, as shown on Attachment 3 to the Minutes.

ACTION 2:

Motion was made by Councilmember Morales, duly seconded and carried, to amend Council Bill 120090, by amending Section 1, Seattle Municipal Code Subsection 7.24.030.J, as shown on Attachment 4 to the Minutes.

ACTION 3:

Motion was made by Councilmember Morales, duly seconded and carried, to amend Council Bill 120090, by amending Section 1, Seattle Municipal Code Subsection 7.24.030.J, as shown on Attachment 5 to the Minutes.

ACTION 4:

Motion was made by Councilmember Sawant, duly seconded and carried, to amend Council Bill 120090, by amending Section 3, Seattle Municipal Code Subsection 22.206.160.C.10, as shown on Attachment 6 to the Minutes.

ACTION 5:

Motion was made and duly seconded to pass Council Bill 120090 as amended.

In Favor: 5 Councilmember González , Councilmember Lewis, Councilmember Morales, Councilmember Mosqueda, Councilmember Sawant
Opposed: 2 Councilmember Juarez, Councilmember Pedersen

2 City Clerk 06/16/2021 submitted for Mayor's signature Mayor

Action Text: The Council Bill (CB) was submitted for Mayor's signature. to the Mayor

2 Mayor 06/18/2021 returned unsigned

2 Mayor 06/18/2021 returned City Clerk

2 City Clerk 06/18/2021 attested by City Clerk

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

Text of Legislative File CB 120090

STATE OF WASHINGTON -- KING COUNTY

--SS.

396467

No. TITLE ONLY

CITY OF SEATTLE, CLERKS OFFICE

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.

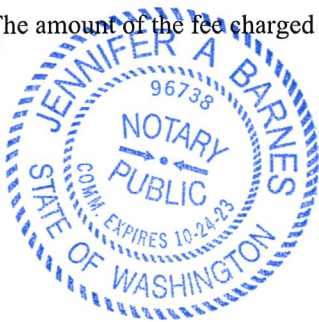
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:126361-362,126368-370

was published on

06/23/21

The amount of the fee charged for the foregoing publication is the sum of \$117.94.



A handwritten signature in blue ink, appearing to be "M. Lee", written over a horizontal line.

Subscribed and sworn to before me on

06/23/2021

A large, stylized handwritten signature in blue ink, written over a horizontal line.

Notary public for the State of Washington,
residing in Seattle

Affidavit of Publication

State of Washington, King County

City of Seattle

The full text of the following legislation, passed by the City Council on June 7, 2021, and published below by title only, will be mailed upon request, or can be accessed at <http://seattle.legistar.com>. For information on upcoming meetings of the Seattle City Council, please visit <http://www.seattle.gov/council/calendar>.

Ordinance 126361

Council Bill 120095

AN ORDINANCE appropriating money to pay certain audited claims for the week of May 24, 2021 through May 28, 2021 and ordering the payment thereof.

Ordinance 126362

Council Bill 120080

AN ORDINANCE relating to land use and zoning; extending for six months a moratorium established by Ordinance 125764, and extended by Ordinances 126006, 126090, and 126241, on the filing, acceptance, processing, and/or approval of any application to establish a new principal or accessory use, or change a principal or accessory use, for any site currently used as a mobile home park, as defined in Section 23.84A.032 of the Seattle Municipal Code; and ratifying and confirming certain prior acts.

Ordinance 126368

Council Bill 120077

AN ORDINANCE relating to the termination of residential rental tenancies; providing a defense to eviction for rent due during the City's COVID-19 civil emergency; and amending Section 22.206.160 of the Seattle Municipal Code.

Ordinance 126369

Council Bill 120046

AN ORDINANCE relating to termination of residential rental tenancies; providing a defense to certain evictions of children, their families, and educators during the school year; and amending Section 22.206.160 of the Seattle Municipal Code.

Ordinance 126370

Council Bill 120090

AN ORDINANCE relating to new residential rental tenancies; giving a tenant a right of first refusal of a new tenancy after the expiration of a tenancy for a specified time; requiring a landlord to have just cause for declining to give a tenant the right of first refusal; requiring notice in advance of asserting just cause; creating a private right for action for the tenant; providing a defense to eviction when a landlord fails to give a tenant a right of first refusal; allowing a tenant to rescind a termination agreement; and amending Sections 7.24.030, 14.08.050, and 22.206.160 of the Seattle Municipal Code.

Date of publication in the Seattle Daily Journal of Commerce, June 23, 2021.

6/23(396467)