Form revised: December 5, 2014

# BILL SUMMARY & FISCAL NOTE

| Department: | Contact Person/Phone: | Executive Contact/Phone: |
|---|---|---|
| Legislative Department | Traci Ratzliff/ 4-8153 | Faith Lumsden/ 5-0097 |

## 1. BILL SUMMARY

**Legislation Title:**

AN ORDINANCE amending Seattle Municipal Code sections 22.206.160 and 22.214.075 to prohibit evictions of residential tenants from rental housing units if the units are not registered with the Department of Planning and Development as required by SMC 22.214.040.

**Summary and background of the Legislation:**

The proposed legislation prohibits a rental property owner from evicting a tenant from a housing unit if the rental unit is not registered as required under the City's Rental Registration and Inspection Ordinance (RRIO).

Under the RRIO that was adopted in 2012, and began implementation in 2014, owners of rental properties must be registered with the city and have their rental units inspected. The requirements of RRIO are being phased in for different rental properties, as follows:

-Properties with 10 or more units were to be registered by Sept. 2014
-Properties with 5 to 9 rental units must be registered by March 31, 2015
-Properties with 1 to 4 rental units must be registered between June 2015 and 2016.

The proposed legislation applies only to those rental units required to be registered – recognizing that with the phase in schedule of RRIO - that some units will not be covered by this ordinance until as late as December 2016.

The proposed legislation also includes a provision allowing a rental owner who has filed an eviction lawsuit in court and becomes aware that the rental unit is not registered under RRIO, as required to pursue an eviction under JCEO, to become registered and to then proceed with the lawsuit. This provision addresses the situation in which a rental owner is unaware of the requirement to be registered under the RRIO in order to pursue an eviction. It allows the rental owner to comply with the RRIO and proceed with the lawsuit without having it dismissed and then having to file a new lawsuit. This situation may arise in the early phases of implementation of RRIO.

## 2. CAPITAL IMPROVEMENT PROGRAM

___ **This legislation creates, funds, or amends a CIP Project.**
(If box is checked, please attach a new (if creating a project) or marked-up (if amending) CIP Page to the Council Bill. Please include the spending plan as part of the attached CIP Page.)

| Project Name: | Project I.D.: | Project Location: | Start Date: | End Date: | Total Cost: |
|---|---|---|---|---|---|
| | | | | | |

## 3. SUMMARY OF FINANCIAL IMPLICATIONS

Please check one:

___ **This legislation has direct financial implications.** (If the legislation has direct fiscal impacts (appropriations, revenue, positions), fill out the relevant sections below. If the financial implications are indirect or longer-term, describe them in narrative in the "Other Implications" section.)

__x__ **This legislation does not have direct financial implications.**
(Please skip to "Other Implications" section at the end of the document and answer questions a-i.)

| | | | | |
|---|---|---|---|---|
| **Budget program(s) affected:** | | | | |
| **Estimated $ Appropriation change:** | **General Fund $** | | **Other $** | |
| | **2015** | **2016** | **2015** | **2016** |
| | | | | |
| **Estimated $ Revenue change:** | **Revenue to General Fund** | | **Revenue to Other Funds** | |
| | **2015** | **2016** | **2015** | **2016** |
| | | | | |
| **Positions affected:** | **No. of Positions** | | **Total FTE Change** | |
| | **2015** | **2016** | **2015** | **2016** |
| | | | | |
| **Other departments affected:** | | | | |

## 3.a. Appropriations

___ **This legislation adds, changes, or deletes appropriations.**
(If this box is checked, please complete this section. If this box is not checked, please proceed to Revenues)

| Fund Name and number | Dept | Budget Control Level Name/#* | 2015 Appropriation Change | 2016 Estimated Appropriation Change |
|---|---|---|---|---|
| | | | | |
| **TOTAL** | | | | |

***See budget book to obtain the appropriate Budget Control Level for your department.*
(This table should reflect appropriations that are a direct result of this legislation. In the event that the project/programs associated with this ordinance had, or will have, appropriations in other legislation please provide details in the Appropriation Notes section below. If the appropriation is not complete supported by revenue/reimbursements listed below, please identify the funding source (e.g. available fund balance) to cover this appropriation in the notes section. Also indicate if the legislation changes appropriations one-time, ongoing, or both.)

Appropriations Notes:

## 3.b. Revenues/Reimbursements

**____ This legislation adds, changes, or deletes revenues or reimbursements.**
(If this box is checked, please complete this section. If this box is not checked, please proceed to Positions)

### Anticipated Revenue/Reimbursement Resulting from this Legislation:

| Fund Name and Number | Dept | Revenue Source | 2015 Revenue | 2016 Estimated Revenue |
|---|---|---|---|---|
| | | | | |
| **TOTAL** | | | | |

(This table should reflect revenues/reimbursements that are a direct result of this legislation. In the event that the issues/projects associated with this ordinance/resolution have revenues or reimbursements that were, or will be, received because of previous or future legislation or budget actions, please provide details in the Notes section below. Do the revenue sources have match requirements? If so, what are they?)

Revenue/Reimbursement Notes:

## 3.c. Positions

**____ This legislation adds, changes, or deletes positions.**
(If this box is checked, please complete this section. If this box is not checked, please proceed to Other Implications)

### Total Regular Positions Created, Modified, or Abrogated through this Legislation, Including FTE Impact:

| Position # for Existing Positions | Position Title & Department* | Fund Name & # | Program & BCL | PT/FT | 2015 Positions | 2015 FTE | Does it sunset? (If yes, explain below in Position Notes) |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| **TOTAL** | | | | | | | |

* *List each position separately*

(This table should only reflect the actual number of positions created by this legislation In the event that positions have been, or will be, created as a result of previous or future legislation or budget actions, please provide details in the Notes section below.)

Position Notes:

## 4. OTHER IMPLICATIONS

**a) Does the legislation have indirect or long-term financial impacts to the City of Seattle that are not reflected in the above? N/A**
(If yes, explain here.)

**b) Is there financial cost or other impacts of not implementing the legislation?** N/A
(Estimate the costs to the City of not implementing the legislation, including estimated costs to maintain or expand an existing facility or the cost avoidance due to replacement of an existing facility, potential conflicts with regulatory requirements, or other potential costs or consequences.)

**c) Does this legislation affect any departments besides the originating department?**
(If so, please list the affected department(s), the nature of the impact (financial, operational, etc), and indicate which staff members in the other department(s) are aware of the proposed legislation.) Department of Planning and Development

**d) Is a public hearing required for this legislation? N/A**
(If yes, what public hearing(s) have been held to date, and/or what public hearing(s) are planned for the future?)

**e) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation? N/A**
(For example, legislation related to sale of surplus property, condemnation, or certain capital projects with private partners may require publication of notice. If you aren't sure, please check with your lawyer. If publication of notice is required, describe any steps taken to comply with that requirement.)

**f) Does this legislation affect a piece of property? N/A**
(If yes, and if a map or other visual representation of the property is not already included as an exhibit or attachment to the legislation itself, then you must include a map and/or other visual representation of the property and its location as an attachment to the fiscal note. Place a note on the map attached to the fiscal note that indicates the map is intended for illustrative or informational purposes only and is not intended to modify anything in the legislation.)

**g) Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?** Possibly, to the extent vulnerable or historically disadvantaged communities are renters living in housing units that have not been registered and inspected per RRIO that is intended to ensure that rental housing units are safe and habitable and this legislation acts to encourage more landlords to comply with RRIO.

**h) If this legislation includes a new initiative or a major programmatic expansion: What are the long-term and measurable goals of the program? Please describe how this legislation would help achieve the program's desired goals. N/A**
(This answer should highlight measureable outputs and outcomes.)

**i) Other Issues:**

**List attachments below:**