

SUMMARY and FISCAL NOTE*

Department:	Contact Person/Phone:	Executive Contact/Phone:
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** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to housing and building maintenance, amending Seattle Municipal Code Sections 22.202.080, 22.206.020, 22.206.040, 22.206.050, 22.206.080, 22.206.090, 22.206.110, 22.206.130, 22.206.140, 22.206.160, 22.206.170, 22.214.050, and 22.214.086; and amending Ordinance 124011.

Summary and background of the Legislation: This legislation proposes to amend the Rental Registration and Inspection Ordinance (RRIO) (SMC 22.214) to improve the RRIO program's ability to identify and address safety and maintenance problems in rental housing. These amendments resulted from a stakeholder process that SDCI convened in Spring 2016 in response to 2016 Council SLI 25-2-A-2. The legislation also includes changes to the Housing and Building Maintenance Code (HBMC) to support the RRIO changes, update certain technical standards, and clean up confusing sections of the code.

A key legislative change is to require private inspectors performing RRIO inspections to submit inspection results when a property does not pass the inspection. This will allow SDCI to select additional units for inspection if warranted. The RRIO program has an existing auditor position that was added in the 2016 Adopted Budget with General Fund and a two year sunset date. The 2018 budget process will convert this position to a permanent fee-supported position to support the ongoing work associated with receiving and reviewing inspection results, along with other auditing functions.

SDCI has also identified several items for cleanup and clarification in RRIO and the Housing and Building Maintenance Code (HBMC) to improve consistency between the HBMC and RRIO, modernize certain provisions, and make changes.

2. CAPITAL IMPROVEMENT PROGRAM

___ This legislation creates, funds, or amends a CIP Project.

3. SUMMARY OF FINANCIAL IMPLICATIONS

___ This legislation has direct financial implications.

3.a. Appropriations

___ This legislation adds, changes, or deletes appropriations.

Appropriations Notes: This existing auditor position will be funded from RRIO registration/renewal fees beginning in 2018. RRIO fees follow five year registration cycles. 2018 will have very few registrations. The first wave of renewals will start in 2019. RRIO operating expenses are covered by the SDCI fund balance during the low periods of the registration cycle. RRIO will increase renewal fees beginning in 2019 to cover the 2018 and future costs of the position.

3.b. Revenues/Reimbursements

_____ This legislation adds, changes, or deletes revenues or reimbursements.

3.c. Positions

_____ This legislation adds, changes, or deletes positions.

Position Notes: The existing Housing/Zoning Inspector Senior (RRIO Auditor) will have its 12/31/2017 sunset date administratively removed and will be converted to a regular ongoing position. Funding will be switched from General Fund to RRIO fees beginning in 2018.

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?**
No.
- b) **Is there financial cost or other impacts of not implementing the legislation?**
Without the legislation, the City will continue without important tools to help ensure rental housing is safe and property maintained.
- c) **Does this legislation affect any departments besides the originating department?**
No.
- d) **Is a public hearing required for this legislation?**
No.
- e) **Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?**
No.
- f) **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**
No.
- g) **Does this legislation affect a piece of property?**
No.

- h) Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?**

Yes, this legislation will enhance the City's ability to identify and correct unsafe or improperly maintained rental housing. Vulnerable and historically disadvantaged communities disproportionately occupy rental housing.

- i) 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.**

This legislation supports existing programs.

- j) Other Issues:**

List attachments/exhibits below: