

Proposed Rental Housing Registration and Inspection Program

July 2, 2012

Summary of Program Elements

- Registration generally required for all rental units, from single family houses to large apartments; exceptions include
 - Short-term vacation rentals and lodging
 - Retirement and assisted living facilities
 - Hospitals and hospices
 - Emergency temporary shelters
- Inspections apply to all housing that must be registered, except
 - Residences associated with major institutions
 - Residences receiving public subsidies, which are subject to regular inspections
- All those required to be registered must be registered with the Department of Planning and Development (DPD), and must include a sworn statement that the rental units meet specified health and safety standards, according to the following schedule:
 - By July 1, 2014, rental properties with 7 units or more
 - By January 1, 2015, rental properties with 3 to 6 units
 - By December 31, 2016, rental properties with 1 or 2 units
- Registrations must be renewed every five years
- Each year, the City will randomly select approximately 10% of rental properties for interior and exterior inspection, to be completed by a private-sector Qualified Rental Housing Inspector. A certificate of compliance indicating that the property has been inspected and is in compliance with the specified standards will be required for each of these properties. Violations found will be required to be brought into compliance.
- The current complaint based process for housing code violations will also continue, and be inspected by City Housing and Zoning Inspectors
- Rental properties subject to this program, which have had two or more Notices of Violation or one or more Emergency Orders issued within a two year period may be required to have the property inspected by a City Housing and Zoning Inspector
- Penalties for failing to comply with the program are established.

An extensive outreach and education program will be conducted in 2013-14, prior to the effective date of the registration requirement.

Please review the draft ordinance for details of the program:

<http://www.seattle.gov/dpd/Compliance/RentalHousing/Overview/default.asp>