

The following amendment addresses the time by which properties with a demonstrated code enforcement history that seek permission to rent units on those properties must be inspected.

During review of the updates to the City's rental housing registration and inspection program, stakeholders and committee members expressed concern that properties with a demonstrated code enforcement history be prioritized for inspection. The following amendment requires an inspection in the first year of the program for those properties seeking a rental housing registration when 1) enforced code compliance was achieved or 2) the violation upheld in a final court decision,

22.214.040 Rental housing registration, compliance declaration and renewals

A. With the exception of rental housing units identified in subsection 22.214.030.A, all properties containing rental housing units shall be registered with the Department between January 1, 2014 and December 31, 2016; after which no one shall rent, subrent, lease, sublease, let, or sublet to any person or entity a rental housing unit without first obtaining and holding a current rental housing registration for the property where the rental housing unit is located. The registration shall identify all rental housing units on the property and shall be the only registration required for the rental housing units on the property. Properties with rental housing units shall be registered according to the following schedule:

1. By July 1, 2014 all properties with ten or more rental housing units, and any property that has been subject to two or more notices of violation or one or more emergency orders of the Director for violating the standards in the Seattle Housing and Building Maintenance Code, Chapters 22.200 through 22.208 of the Seattle Municipal Code where enforced compliance was achieved or the violation upheld in a final court decision;

2. By January 1, 2015 all properties with five to nine rental housing units; and

3. By December 31, 2016 all properties with one to four rental housing units.

22.214.050 Inspection and certificate of compliance required

D. If a property subject to this Chapter 22.214 has within two years preceding the adoption of this Chapter been subject to two or more notices of violation or one or more emergency orders of the Director for violating the standards in the Seattle Housing and Building Maintenance Code, Chapters 22.200 through 22.208 of the Seattle Municipal Code where enforced compliance was achieved or the violation upheld in a final court decision, the rental property shall be selected for inspection within the first inspection year, consistent with the provisions of Section 22.214.050.E. through M.
