



SEATTLE CITY COUNCIL

Legislative Summary

CB 118340

Record No.: CB 118340

Type: Ordinance (Ord)

Status: Attested by City Clerk

124738

Version: 2

In Control: City Clerk

File Created: 02/19/2015

Final Action: 03/27/2015

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.

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Clark

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments:

Drafter: patrick.wigren@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	02/19/2015	sent for review	Council President's Office			
	Action Text: The Council Bill (CB) was sent for review to the Council President's Office Notes:						
1	Council President's Office	02/25/2015	sent for review	Committee on Housing Affordability, Human Services, and Economic Resiliency			
	Action Text: The Council Bill (CB) was sent for review to the Committee on Housing Affordability, Human Services, and Economic Resiliency Notes:						
1	Committee on Housing Affordability, Human Services, and Economic Resiliency	03/05/2015					

- 1 Committee on Housing 03/19/2015 pass as amended Pass
Affordability, Human
Services, and Economic
Resiliency
 Action Text: The Committee recommends that Full Council pass as amended the Council Bill (CB).
 Notes:
 In Favor: 2 Chair Clark, Vice Chair Rasmussen
 Opposed: 0
- 1 Full Council 03/23/2015 passed Pass
 Action Text: The Council Bill (CB) was passed by the following vote and the President signed the Bill:
 In Favor: 8 Council President Burgess, Councilmember Clark, Councilmember
 Godden, Councilmember Harrell, Councilmember Licata, Councilmember
 O'Brien, Councilmember Rasmussen, Councilmember Sawant
 Opposed: 0
- 2 City Clerk 03/25/2015 submitted for Mayor
 Mayor's signature
 Action Text: The Council Bill (CB) was submitted for Mayor's signature. to the Mayor
 Notes:
- 2 Mayor 03/27/2015 Signed
 Action Text: The Council Bill (CB) was Signed.
 Notes:
- 2 Mayor 03/27/2015 returned to Clerk City Clerk
 Action Text: The Council Bill (CB) was returned to Clerk. to the City Clerk
 Notes:
- 2 City Clerk 03/27/2015 attested by City
 Clerk
 Action Text: The Ordinance (Ord) was attested by City Clerk.
 Notes:
-

CITY OF SEATTLE
ORDINANCE 124738
COUNCIL BILL 118340

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.

WHEREAS, the Rental Registration and Inspection Ordinance (RRIO) was adopted by the City Council in September 2012 to help ensure that rental housing in Seattle is safe and meets basic housing maintenance requirements; and

WHEREAS, the RRIO requires landlords to register rental housing units in Seattle, from single-family houses to large apartment buildings, beginning in September 2014, and to have their rental properties inspected at least once every ten years; and

WHEREAS, under current City law, owners of housing units generally cannot evict or attempt to evict a tenant, unless the owner can prove in court that just cause exists for such eviction; and

WHEREAS, the Council finds that requiring landlord compliance with the RRIO in order for an owner to evict a tenant as permitted by City law is likely to encourage landlords to comply with the RRIO; NOW, THEREFORE;

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Subsection 22.206.160.C.1 of the Seattle Municipal Code, which section was last amended by Ordinance 123564, is amended as follows:

22.206.160 - Duties of owners

* * *

C. Just Cause Eviction

1. Pursuant to provisions of the state Residential Landlord-Tenant Act (RCW 59.18.290), owners may not evict residential tenants without a court order, which can be issued by a court only after the tenant has an opportunity in a show cause hearing to contest the eviction (RCW 59.18.380). ~~((In addition, owners))~~ Owners of housing units shall not evict or attempt to evict any tenant, or otherwise terminate or attempt to terminate the tenancy of any tenant unless the owner can prove in court that just cause exists. Owners may not evict residential tenants from rental housing units if the units are not registered with the Department of Planning and Development as required by Section 22.214.040, regardless of whether just cause for eviction may exist. An owner is in compliance with this registration requirement if the rental housing unit is registered with the Department of Planning and Development before entry of a court order authorizing eviction or before a writ of restitution is granted. A court may grant a continuance in an eviction action in order to give the owner time to register the rental housing unit. The reasons for termination of tenancy listed below, and no others, shall constitute just cause under this ~~((section))~~ Section 22.206.160:

- a. The tenant fails to comply with a three day notice to pay rent or vacate pursuant to RCW 59.12.030(3); a ten day notice to comply or vacate pursuant to RCW 59.12.030(4); or a three day notice to vacate for waste, nuisance (including a drug-related activity nuisance pursuant to RCW Chapter 7.43) or maintenance of an unlawful business or conduct pursuant to RCW 59.12.030(5);

1 b. The tenant habitually fails to pay rent when due which causes the owner to
2 notify the tenant in writing of late rent four or more times in a 12 month period;

3 c. The tenant fails to comply with a ten day notice to comply or vacate that
4 requires compliance with a material term of the rental agreement or that requires
5 compliance with a material obligation under RCW 59.18;

6 d. The tenant habitually fails to comply with the material terms of the rental
7 agreement which causes the owner to serve a ten day notice to comply or vacate
8 three or more times in a 12 month period;

9 e. The owner seeks possession so that the owner or a member of his or her
10 immediate family may occupy the unit as that person's principal residence and no
11 substantially equivalent unit is vacant and available in the same building.

12 "Immediate family" shall include the owner's domestic partner registered pursuant
13 to Section 1 of Ordinance 117244 or the owner's spouse, parents, grandparents,
14 children, brothers and sisters of the owner, of the owner's spouse, or of the owner's
15 domestic partner. There shall be a rebuttable presumption of a violation of this
16 subsection 22.206.160.C.1.a if the owner or a member of the owner's immediate
17 family fails to occupy the unit as that person's principal residence for at least 60
18 consecutive days during the 90 days immediately after the tenant vacated the unit
19 pursuant to a notice of termination or eviction using this subparagraph as the cause
20 for eviction;

21 f. The owner elects to sell a single-family dwelling unit and gives the tenant at
22 least 60 days written notice prior to the date set for vacating, which date shall
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1 coincide with the end of the term of a rental agreement, or if the agreement is
2 month to month, with the last day of a monthly period. For the purposes of this
3 ((section)) Section 22.206.160, an owner "elects to sell" when the owner makes
4 reasonable attempts to sell the dwelling within 30 days after the tenant has vacated,
5 including, at a minimum, listing it for sale at a reasonable price with a realty
6 agency or advertising it for sale at a reasonable price in a newspaper of general
7 circulation. There shall be a rebuttable presumption that the owner did not intend to
8 sell the unit if:
9

- 10 1) Within 30 days after the tenant has vacated, the owner does not list the
11 single-family dwelling unit for sale at a reasonable price with a realty agency or
12 advertise it for sale at a reasonable price in a newspaper of general circulation,
13 or
14
15 2) Within 90 days after the date the tenant vacated or the date the property
16 was listed for sale, whichever is later, the owner withdraws the rental unit from
17 the market, rents the unit to someone other than the former tenant, or otherwise
18 indicates that the owner does not intend to sell the unit;
19
20 g. The tenant's occupancy is conditioned upon employment on the property and
21 the employment relationship is terminated;
22
23 h. The owner seeks to do substantial rehabilitation in the building; provided that,
24 the owner must obtain a tenant relocation license if required by Chapter 22.210 and
25 at least one permit necessary for the rehabilitation, other than a Master Use Permit,
26 before terminating the tenancy;

1 i. The owner (i) elects to demolish the building, convert it to a cooperative, or
2 convert it to a nonresidential use; provided that, the owner must obtain a tenant
3 relocation license if required by Chapter 22.210 and a permit necessary to demolish
4 or change the use before terminating any tenancy, or (ii) converts the building to a
5 condominium provided the owner complies with the provisions of Sections
6 22.903.030 and 22.903.035;

7 j. The owner seeks to discontinue use of a housing unit unauthorized by Title 23
8 after receipt of a notice of violation thereof. The owner is required to pay
9 relocation assistance to the tenant(s) of each such unit at least two weeks prior to
10 the date set for termination of the tenancy, at the rate of:

11 1) \$2,000 for a tenant household with an income during the past 12 months
12 at or below 50 percent of the County median income, or
13

14 2) Two months' rent for a tenant household with an income during the past
15 12 months above 50 percent of the County median income;

16 k. The owner seeks to reduce the number of individuals residing in a dwelling unit
17 to comply with the maximum limit of individuals allowed to occupy one dwelling
18 unit, as required by Title 23, and:
19

20 1) a) The number of such individuals was more than is lawful under the
21 current version of Title 23 or Title 24 but was lawful under Title 23 or 24 on
22 August 10, 1994;

23 b) That number has not increased with the knowledge or consent of the
24 owner at any time after August 10, 1994; and
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1 c) The owner is either unwilling or unable to obtain a permit to allow
2 the unit with that number of residents.

3 2) The owner has served the tenants with a 30 day notice, informing the
4 tenants that the number of tenants exceeds the legal limit and must be reduced
5 to the legal limit,

6 3) After expiration of the 30 day notice, the owner has served the tenants
7 with and the tenants have failed to comply with a ten day notice to comply with
8 the limit on the number of occupants or vacate, and
9

10 4) If there is more than one rental agreement for the unit, the owner may
11 choose which agreements to terminate; provided that, the owner may either
12 terminate no more than the minimum number of rental agreements necessary to
13 comply with the legal limit on the number of occupants, or, at the owner's
14 option, terminate only those agreements involving the minimum number of
15 occupants necessary to comply with the legal limit;
16

17 I. 1) The owner seeks to reduce the number of individuals who reside in one
18 dwelling unit to comply with the legal limit after receipt of a notice of violation
19 of the Title 23 restriction on the number of individuals allowed to reside in a
20 dwelling unit, and:
21

22 a) The owner has served the tenants with a 30 day notice, informing the
23 tenants that the number of tenants exceeds the legal limit and must be
24 reduced to the legal limit; provided that, no 30 day notice is required if the
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number of tenants was increased above the legal limit without the knowledge or consent of the owner;

b) After expiration of the 30 day notice required by subsection 22.206.160.1.1.a above, or at any time after receipt of the notice of violation if no 30 day notice is required pursuant to subsection 22.206.160.1.1.a, the owner has served the tenants with and the tenants have failed to comply with a 10 day notice to comply with the maximum legal limit on the number of occupants or vacate; and

c) If there is more than one rental agreement for the unit, the owner may choose which agreements to terminate; provided that, the owner may either terminate no more than the minimum number of rental agreements necessary to comply with the legal limit on the number of occupants, or, at the option of the owner, terminate only those agreements involving the minimum number of occupants necessary to comply with the legal limit.

2) For any violation of the maximum legal limit on the number of individuals allowed to reside in a unit that occurred with the knowledge or consent of the owner, the owner is required to pay relocation assistance to the tenant(s) of each such unit at least two weeks prior to the date set for termination of the tenancy, at the rate of:

a) \$2,000 for a tenant household with an income during the past 12 months at or below 50 percent of the county median income, or

- 1 b) Two months' rent for a tenant household with an income during the past
2 12 months above 50 percent of the county median income;
- 3 m. The owner seeks to discontinue use of an accessory dwelling unit for which a
4 permit has been obtained pursuant to Sections 23.44.041 and 23.45.545 after
5 receipt of a notice of violation of the development standards provided in those
6 sections. The owner is required to pay relocation assistance to the tenant
7 household residing in such a unit at least two weeks prior to the date set for
8 termination of the tenancy, at the rate of:
9
- 10 1) \$2,000 for a tenant household with an income during the past 12 months
11 at or below 50 percent of the county median income, or
12 2) Two months' rent for a tenant household with an income during the past
13 12 months above 50 percent of the county median income;
- 14
- 15 n. An emergency order requiring that the housing unit be vacated and closed has
16 been issued pursuant to Section 22.206.260 and the emergency conditions
17 identified in the order have not been corrected;
- 18 o. The owner seeks to discontinue sharing with a tenant of the owner's own
19 housing unit, i.e., the unit in which the owner resides, seeks to terminate the
20 tenancy of a tenant of an accessory dwelling unit authorized pursuant to Sections
21 23.44.041 and 23.45.545 that is accessory to the housing unit in which the owner
22 resides or seeks to terminate the tenancy of a tenant in a single-family dwelling unit
23 and the owner resides in an accessory dwelling unit on the same lot. This
24 subsection 22.206.160.C.1.o does not apply if the owner has received a notice of
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violation of the development standards of Section 23.44.041. If the owner has received such a notice of violation, subsection 22.206.160.C.1.m applies;

p. A tenant, or with the consent of the tenant, his or her subtenant, sublessee, resident or guest, has engaged in criminal activity on the premises, or on the property or public right-of-way abutting the premises, and the owner has specified in the notice of termination the crime alleged to have been committed and the general facts supporting the allegation, and has assured that the Department of Planning and Development has recorded receipt of a copy of the notice of termination. For purposes of this subsection 22.206.160.C.1.p a person has "engaged in criminal activity" if he or she:

- 1) Engages in drug-related activity that would constitute a violation of RCW Chapters 69.41, 69.50 or 69.52, or
- 2) Engages in activity that is a crime under the laws of this state, but only if the activity substantially affects the health or safety of other tenants or the owner.

* * *

Section 2. Subsection 22.214.075.A of the Seattle Municipal Code, which section was enacted by Ordinance 124011, is amended as follows:

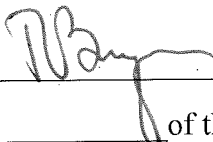
A. Failure to comply with any provision of this Chapter 22.214, or rule adopted according to this Chapter 22.214, ~~((shall be))~~ is a violation of ~~((the))~~ this Chapter 22.214 and subject to enforcement as provided for in this Chapter 22.214. In addition, and as further provided by Section 22.206.160.C, owners may not evict 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.

* * *

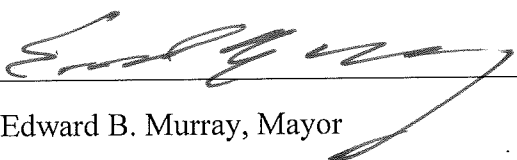
Section 3. This ordinance shall take effect and be in force 30 days after its approval by
the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the 23rd day of March, 2015, and
signed by me in open session in authentication of its passage this 23rd day of
March, 2015.



President _____ of the City Council

Approved by me this 27 day of March, 2015.



Edward B. Murray, Mayor

Filed by me this 27th day of MARCH, 2015.



Monica Martinez Simmons, City Clerk

(Seal)

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

Traci Ratzliff
Leg Department, RRIO and Evictions ORD
March 17, 2015
Version #2

_____ 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:

STATE OF WASHINGTON -- KING COUNTY

--SS.

323111

No.

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.

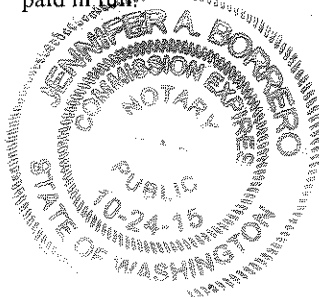
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:124735-738 TITLE ONLY

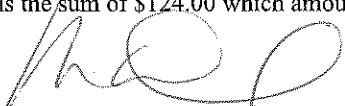
was published on

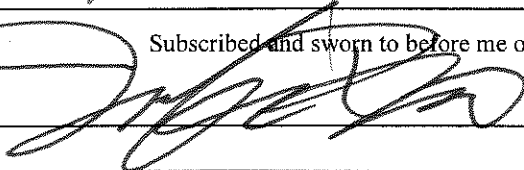
04/22/15

The amount of the fee charged for the foregoing publication is the sum of \$124.00 which amount has been paid in full.



Affidavit of Publication



Subscribed and sworn to before me on
04/22/2015


Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle

The full text of the following legislation, passed by the City Council on March 23, 2015, and published below by title only, will be mailed upon request, or can be accessed at <http://clerk.seattle.gov>. For information on upcoming meetings of the Seattle City Council, please visit <http://www.seattle.gov/council/calendar>. Contact: Office of the City Clerk at (206) 684-8344.

ORDINANCE NO. 124735

AN ORDINANCE appropriating money to pay certain audited claims and ordering the payment thereof.

ORDINANCE NO. 124736

AN ORDINANCE relating to the City's Cable Communications Ordinance; amending Chapter 21.60 of the Seattle Municipal Code to reflect advances in technology and changes in federal law, to create a logical organization of the Chapter for ease of reference, to promote competition in cable services, to enhance consumer protection, and to reserve the City's authority in a fluid regulatory environment; updating the membership requirements and duties of the Citizens' Telecommunications and Technology Advisory Board, renaming it the Community Technology Advisory Board, and moving the requirements and duties of the Board from Chapter 21.60 to Chapter 3.22; renaming Subtitle V of Title 21 and Chapter 21.60; amending Sections 3.02.125, 21.60.010, 21.60.020, 21.60.030, 21.60.040, 21.60.050, 21.60.060, 21.60.080, 21.60.090, 21.60.100, 21.60.110, 21.60.120, 21.60.130, 21.60.140, 21.60.150, 21.60.160, 21.60.170, 21.60.180, 21.60.190, 21.60.200, 21.60.210, 21.60.220, 21.60.240, 21.60.250, 21.60.260, 21.60.270, 21.60.280, 21.60.800, 21.60.820, and 21.60.830; repealing Sections 21.60.230, 21.60.290, 21.60.295, 21.60.300, 21.60.310, 21.60.320, 21.60.330, 21.60.340, 21.60.350, 21.60.360, 21.60.370, 21.60.380, 21.60.390, 21.60.400, 21.60.440, 21.60.450, 21.60.460, 21.60.470, 21.60.480, 21.60.490, 21.60.500, 21.60.510, 21.60.520, 21.60.530, 21.60.540, 21.60.550, 21.60.560, 21.60.570, 21.60.580, 21.60.590, 21.60.600, 21.60.620, 21.60.630, 21.60.640, 21.60.650, 21.60.660, 21.60.670, 21.60.680, 21.60.690, 21.60.700, 21.60.710, and 21.60.810; and adding Sections 3.22.050, 21.60.070, 21.60.125, 21.60.825, 21.60.840, and 21.60.850 of the Seattle Municipal Code; and repealing Ordinance 123461.

ORDINANCE NO. 124737

AN ORDINANCE relating to the Pike Place Market Preservation and Development Authority; authorizing the Director of the Office of the Waterfront to enter into a development agreement to distribute \$34 million in bond proceeds and to convey certain real property located at 1901 Western Avenue, Seattle, Washington to the Authority for the development of a mixed-used project with public parking, low-income housing, public open space, retail and commercial space; authorizing the acceptance of an easement from the Authority on that property; and authorizing the Director of the Office of the Waterfront and the Housing Director to execute documents and take other actions in connection with this project.

ORDINANCE NO. 124738

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.

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