



SEATTLE CITY COUNCIL

Legislative Summary

CB 119198

Record No.: CB 119198

Type: Ordinance (Ord)

Status: Passed

Version: 2

Ord. no: Ord 125551

In Control: City Clerk

File Created: 02/05/2018

Final Action: 03/30/2018

Title: AN ORDINANCE relating to fair housing; establishing a one-year prohibition on use of rental housing bidding platforms; requesting a study of rental housing bidding platforms; amending Section 7.24.020 of the Seattle Municipal Code; and adding a new Section 7.24.090 to the Seattle Municipal Code.

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Mosqueda

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	02/15/2018	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	02/16/2018	sent for review	Housing, Health, Energy, and Workers' Rights Committee			
	Action Text: The Council Bill (CB) was sent for review. to the Housing, Health, Energy, and Workers' Rights Committee						
	Notes:						
1	Full Council	02/20/2018	referred	Housing, Health, Energy, and Workers' Rights Committee			
	Action Text: The Council Bill (CB) was referred. to the Housing, Health, Energy, and Workers' Rights Committee						

Notes:

- 1 Housing, Health, Energy, 03/08/2018 pass as amended Pass
and Workers' Rights
Committee

Action Text: The Committee recommends that Full Council pass as amended the Council Bill (CB).

Notes:

In Favor: 2 Chair Mosqueda, Vice Chair Juarez

Opposed: 0

- 2 Full Council 03/19/2018 passed Pass

Action Text: The Council Bill (CB) was passed by the following vote, and the President signed the Bill:

In Favor: 8 Councilmember Bagshaw, Councilmember González, Council
President Harrell, Councilmember Herbold, Councilmember Johnson,
Councilmember Mosqueda, Councilmember O'Brien, Councilmember
Sawant

Opposed: 0

- 2 City Clerk 03/23/2018 submitted for Mayor
Mayor's signature
- 2 Mayor 03/30/2018 Signed
- 2 Mayor 03/30/2018 returned City Clerk
- 2 City Clerk 03/30/2018 attested by City Clerk

Action Text: The Ordinance (Ord) was attested by City Clerk.

Notes:

CITY OF SEATTLE

ORDINANCE 125551

COUNCIL BILL 119198

AN ORDINANCE relating to fair housing; establishing a one-year prohibition on use of rental housing bidding platforms; requesting a study of rental housing bidding platforms; amending Section 7.24.020 of the Seattle Municipal Code; and adding a new Section 7.24.090 to the Seattle Municipal Code.

WHEREAS, online or application-based platforms that: provide landlords the ability to list rental housing units, oblige potential tenants to bid on certain lease provisions, and allow landlords their choice of tenant based on the tenant's bid and screening criteria, have recently appeared in many housing markets, including Seattle's; and

WHEREAS, over the past several years, the City Council has passed a variety of amendments to the Seattle Municipal Code regulating rentals, revising the housing code, and updating fair housing protections, resulting in a new and different regulatory landscape; and

WHEREAS, emerging technologies have caused consumers to rapidly escalate the use of application based and online services, and it is unclear whether the structure and operation of these new services comply with the City's code, including new regulations such as first-in-time; and

WHEREAS, Seattle's housing market has become very competitive over the past decade, causing scarcity issues for tenants; and

WHEREAS, it is uncertain whether and how these services impact Seattle's rental housing market, as these services may have different effects on markets depending on the scarcity of housing supply; and

WHEREAS, the benefits and drawbacks of such services to landlords and tenants have not been studied in Seattle; and

WHEREAS, the City of Seattle is committed to ensuring equitable access to rental housing, and platforms that require use of a computer and internet in order to access rental housing may hinder the ability for certain communities to meaningfully identify and obtain needed housing; and

WHEREAS, the Council wishes to understand new technologies and innovation that may have impacts on communities throughout Seattle prior to these new technologies and innovations becoming entrenched without regard to whether their impacts are in line with Seattle's values of equity and Seattle's work toward expanding access to rental housing; and

WHEREAS, the Council wishes to know more about how these services function and the impact they may have on Seattle's rental housing market before allowing landlords and tenants to use them within the City; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 7.24.020 of the Seattle Municipal Code, last amended by Ordinance 125222, is amended as follows:

7.24.020 Definitions((:))

* * *

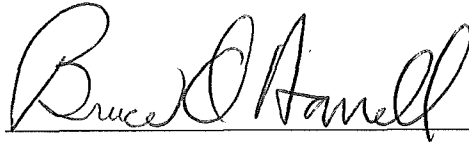
"Rental agreement" means a "rental agreement" as defined and within the scope of RCW 59.18.030 and RCW 59.18.040 of the RLTA in effect at the time the rental agreement is executed. At the time of the passage of the ordinance codified in this chapter, the RLTA defined "rental agreement" as "all agreements which establish or modify the terms, conditions, rules, regulations, or any other provisions concerning the use and occupancy of a dwelling unit."

1 determinations by the Office for Civil Rights and the Department of Construction and
2 Inspections, to the Chair of the Housing, Health, Energy, and Worker's Rights Committee of
3 City Council within twelve months of enactment of the ordinance introduced as Council Bill
4 119198.

5 Section 4. The provisions of this ordinance are declared to be separate and severable. If
6 any clause, sentence, paragraph, subdivision, section, subsection or portion of this ordinance, or
7 the application thereof to any person or circumstance, is held to be invalid, it shall not affect the
8 validity of the remainder of this ordinance, or the validity of its application to other persons or
9 circumstances.

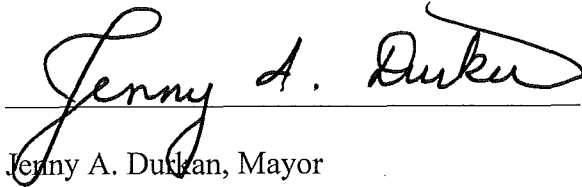
Section 5. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the 19th day of March, 2018,
and signed by me in open session in authentication of its passage this 19th day of
March, 2018.



President _____ of the City Council

Approved by me this 30th day of March, 2018.


Jenny A. Durkin, Mayor

Filed by me this 30th day of MARCH, 2018.



Monica Martinez Simmons, City Clerk

(Seal)

STATE OF WASHINGTON -- KING COUNTY

--SS.

360917

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.

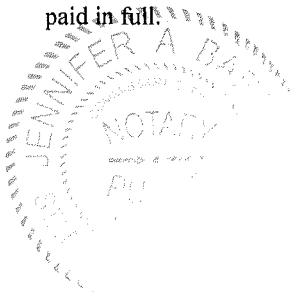
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

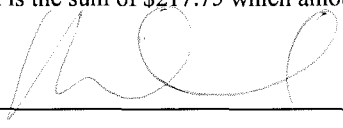
CT:125544-552 TITLE ONLY

was published on

04/16/18

The amount of the fee charged for the foregoing publication is the sum of \$217.75 which amount has been paid in full.




Subscribed and sworn to before me on

04/16/2018


Notary public for the State of Washington,
residing in Seattle

Affidavit of Publication

State of Washington, King County

City of Seattle

The full text of the following legislation, passed by the City Council on March 19, 2018, and published below by title only, will be mailed upon request, or can be accessed at <http://seattle.legistar.com>. For information on upcoming meetings of the Seattle City Council, please visit <http://www.seattle.gov/council/calendar>.

Ordinance 125544

Council Bill 119216

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

Ordinance 125545

Council Bill 119193

AN ORDINANCE relating to City employment, commonly referred to as the Fourth Quarter 2017 Employment Ordinance; designating positions as exempt from Civil Service status; returning positions to Civil Service status; amending Section 4.13.010 of the Seattle Municipal Code; transferring a position; and ratifying and confirming certain prior acts; all by a 2/3 vote of the City Council.

Ordinance 125546

Council Bill 119191

AN ORDINANCE relating to the Department of Finance and Administrative Services; declaring the 20-foot wide properties in the plat of Little's 85th St. Addition, and adjacent to 8515 and 8521 Latona Ave NE, and adjacent to 8520 and 8526 2nd Ave NE, as surplus to the City's needs; authorizing the sale of said properties to the owners of the adjoining properties; authorizing the Director of Finance and Administrative Services to execute all documents for the sale and transfer of the properties; and directing how proceeds from the sale shall be distributed.

Ordinance 125547

Council Bill 119210

AN ORDINANCE relating to Seattle Public Utilities; declaring certain real property rights relating to water facility easements within the City of Seattle as being surplus to City utility needs; authorizing the Director of Seattle Public Utilities to relinquish such easement rights and to accept new easements for City-owned water facilities; placing the real property rights and interests conveyed by the easements under the jurisdiction of Seattle Public Utilities; and ratifying and confirming certain prior acts.

Ordinance 125548

Council Bill 119211

AN ORDINANCE relating to Seattle Public Utilities; accepting easements granted to The City of Seattle for installation, operation and maintenance of hydrants, water mains, domestic meter vaults, fire service meters and appurtenances necessary for water utility purposes at various locations in Seattle; placing the property rights and interests conveyed by the easements under the jurisdiction of Seattle Public Utilities; and ratifying and confirming certain prior acts.

Ordinance 125549

Council Bill 119212

AN ORDINANCE relating to Seattle Public Utilities; declaring certain real property rights relating to sewer and storm drain easements within the City of Seattle as being surplus to City utility needs; authorizing the Director of Seattle Public Utilities to relinquish such easement rights and to accept new easements; placing the real property rights and interests conveyed by the easements under the jurisdiction of Seattle Public Utilities; and ratifying and confirming certain prior acts.

Ordinance 125550

Council Bill 119213

AN ORDINANCE relating to Seattle Public Utilities; accepting easements granted to The City of Seattle for installation, operation, and maintenance of a sewer pipe, sewer and drainage infrastructure, underground utility pipelines and related equipment, a public sanitary sewer mainline, a public storm drain mainline, a public storm drain manhole, and access and appurtenances necessary for drainage and wastewater utility purposes at various locations in Seattle; placing the property rights and interests conveyed by the easements under the jurisdiction of Seattle Public Utilities; and ratifying and confirming certain prior acts.

Ordinance 125551

Council Bill 119198

AN ORDINANCE relating to fair housing; establishing a one-year prohibition on use of rental housing bidding platforms; requesting a study of rental housing bidding platforms; amending Section 7.24.020 of the Seattle Municipal Code; and adding a new Section 7.24.090 to the Seattle Municipal Code.

Ordinance 125552

Council Bill 119149

AN ORDINANCE relating to the Human Services Department; authorizing the Mayor to execute, for and on behalf of The City of Seattle, an interlocal agreement with King County for the administration of the Seattle-King County Area Agency on Aging as provided for in Title III of the Older Americans Act of 1965; superseding a prior interlocal agreement authorized by Ordinance 102148 and amended by Ordinance 120196; and ratifying and confirming certain prior acts.

Date of publication in the Seattle Daily Journal of Commerce, April 16, 2018.

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