



Renter Protections Public Hearing

Presentation

Relocation Assistance

Limits to fees

Cooling units in rental housing

Ability to break a lease after receiving rent increase notice over 5%

Amendments to rental registry, licensing and inspection requirements

Tenant Screening

Relocation Assistance

RCW 59.18.085

Relocation assistance may be required to be paid by the landlord if the unit is condemned or deemed unlawful to occupy by government entity.

RCW 59.18.440

Cities may require payment of relocation assistance to a low-income tenant (below 50% AMI) if their unit is demolished, substantially rehabilitated, or the use changes. The funds may be paid by City and can be cost shared with landlord (up to 50%).

Economic Displacement Relocation Assistance

- Landlords must provide notice to tenants of their right to relocation assistance when increasing the rent by more than 5%
 - Tenant requests relocation assistance within 45 days of notice
 - Landlord pays relocation assistance within 31 days of receiving tenant request
 - Tenant must repay relocation assistance and new rental amount if they decide not to move out
 - Amount:
 - Two times the monthly rent if the increase is more than 5%, but less than 10%
 - Three times the monthly rent if the increase is 10% or more
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Limits to fees

Permissible fees may include:

- Late fee (\$10 per month)
- Fees for damages or actual costs incurred by landlord (including damage to a unit, dishonored checks, improvements requested by the tenant)
- Application/screening fee (only actual costs, as outlined in state law)
- Allowable deposits and pet deposits

04/14/2021	Tenant Charge - Due to 2nd inspection because of rule/lease violation	50.00
04/20/2021	Maintenance/Repair - labor to install new smoke alarm	23.22
04/20/2021	Supplies-Building - New smoke alarm	34.55
05/13/2021	Maintenance/Repair - repairs to items damaged by tenants	2,262.00
06/07/2021	Tenant Charge Due to 2nd inspection because of rule/lease violation	50.00
07/09/2021	Legal Service Fee 10 Day Notice	75.00
08/19/2021	Legal Service Fee - 10 day notice due to rule/lease violation	75.00
09/10/2021	Tenant Charge - Due to 3rd inspection scheduled- not home and lock changed.	50.00
10/20/2021	Legal Service Fee - 10 day notice fee	75.00
11/05/2021	Legal Service Fee 10 Day Notice for rule/lease violations	75.00
12/01/2021	Rent December 2021	970.00
01/01/2022	Rent - January 2022	970.00
01/07/2022	██████ Late Fees - Late Fee for Jan 2022	75.00
02/01/2022	Rent - February 2022	970.00
02/07/2022	██████ Late Fees Late Fee for Feb 2022	75.00
03/01/2022	Rent - March 2022	970.00
03/07/2022	██████ Late Fees - Late Fee for Mar 2022	75.00

Right to install cooling devices

Oregon State sample policy

Landlord may require some parameters, such as removal of units during winter months and using the landlord's agent to properly install the units

Ability to break lease after notice of rent increase of 5% or more

Amends existing Olympia Municipal Code that requires 120 days' notice for rent increases over 5% and 180 days' notice for rent increases of 10% or more

Exemptions for families

Exemption from the rental registry, licensing, and inspection requirements for property owners who are renting to immediate family members

Tenant Screening policies

Sample policies have been provided, which address some of the following issues:

- Criminal background checks
- Credit history
- Rental history
- Income to Rent ratios
- Requirement to provide a Social Security number

Public hearing

Staff invites public comment on the following proposed OMC amendments:

- Relocation Assistance
- Limits to fees that may be charged by a landlord
- Cooling units in rental housing
- Ability to break a lease after receiving rent increase notice of 5%+
- Exclusion of family renting to family from the rental registry, licensing and inspection requirements

Staff also invites comments on tenant screening experiences, practices and policies to inform future work on this topic



Questions?

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