

Limits to move-in fees and security deposits

Jurisdiction	Policy Details	Enforcement	Exceptions
Seattle	security deposits and move-in fees can't exceed one month's rent; the total amount of non-refundable move-in fees may not exceed ten percent of the first full month's rent; if the tenant has paid a non-refundable move-in fee for cleaning, the landlord may not deduct additional cleaning fees from the tenant's security deposit; allows for longer period of installment payments for deposits, move-in fees and last month's rent (6 months if lease is 6 months or longer)	City has authority to enforce chapter and allows for private right of action	This Section does not apply to a tenant who rents a housing unit in a single-family residence if the residence is the principal residence of the owner of the residence.
Auburn	security deposits and move-in fees can't exceed one month's rent	City has authority to enforce chapter and allows for private right of action	N/A
Kenmore	security deposits and move-in fees can't exceed one month's rent; allows for longer period of installment payments for deposits, move-in fees, and last month's rent (6 months if lease is 6 months or longer)	Private right of action	N/A
King County	security deposits and move-in fees can't exceed one month's rent; allows for longer period of installment payments for deposits, move-in fees and last month's rent (6 months if lease is 6 months or longer)	Private right of action	N/A

Pet Deposits

Jurisdiction	Policy Details	Enforcement	Exceptions
Seattle	Pet Damage deposit may not exceed 25% of monthly rent; tenant may pay in three equal monthly payments; landlord can't keep portion of pet deposit for damages not made by pet; other than the damage deposit, the landlord can't charge any other fee for keeping a pet.	City has authority to enforce chapter and allows for private right of action	N/A

Notice requirements for increasing rent

Jurisdiction	Policy Details	Enforcement	Exceptions
Seattle	180 days' notice for rent increases	City has authority to enforce chapter and allows for private right of action	This Section does not apply to a tenant who rents a housing unit in a single-family residence if the residence is the principal residence of the owner of the residence.
Auburn	120 days' notice for rent increases over 5%	City has authority to enforce chapter and allows for private right of action	N/A
Kenmore	120 days' notice for rent increases over 3%; 180 days' notice for rent increases over 10%	Private right of action	N/A
King County	120 days' notice for rent increases over 3%	Private right of action	N/A