

Applicant: City of Seattle Department of Construction and Inspections	Page 1 of 2	Supersedes:
	Publication:	Effective:
Subject: Prohibited Acts by Owners (SMC 22.206.180.K) Reference Language Requirement for Landlord-Tenant Notices	Code and Section Reference: SMC 22.206.180.K	
	Type of Rule: Code Implementation	
	Ordinance Authority: SMC 3.06.040	
Index: Prohibited Acts by Owners SMC Chapter 22.206	Approved	Date
	_____ Nathan Torgelson, Director, SDCI	

BACKGROUND:

Section 22.206.180.K of the Housing Building Maintenance Code, entitled "Prohibited Acts by Owners," provides that it is unlawful for owners to issue a notice to terminate tenancy, increase housing costs, or enter a unit unless that notice contains a reference on how to access information on the rights and obligations of tenants and landlords. Notices to terminate include any notice given to a tenant that could cause them to move out of their unit including all those that use terms such as "vacate," "quit," or "terminate." The ordinance directs the Department to adopt by this Rule the specific reference language required to appear on landlord-tenant notices.

RULE:

All notices to terminate a tenancy, increase a tenant's housing costs, or enter a tenant's unit must contain the following language:

“If you need help understanding this notice or information about your renter rights, call the Renting in Seattle Helpline at (206) 684- 5700 or visit the web site at www.seattle.gov/rentinginseattle.”

An additional page including the required language may be attached to the 14-Day Notice to Pay or Vacate form provided by the Washington State Attorney General in order to comply with this Rule.