

# SDCI

## Director's Rule 9-2021

<b>Applicant:</b> City of Seattle Department of Construction and Inspections	<b>Page</b>	<b>Supersedes:</b>
	<b>Publication:</b>	<b>Effective:</b>
<b>Subject:</b> Right to Legal Counsel in Eviction Proceedings (SMC 22.206.195) Reference Language Requirement for Notices Issued Pursuant to SMC 22.206.160.C.	<b>Code and Section Reference:</b> SMC 22.206.195.D SMC 22.206.180.K	
	<b>Type of Rule:</b> Code Implementation	
	<b>Ordinance Authority:</b> SMC 3.06.040	
<b>Index:</b> Right to Legal Counsel in Eviction Proceedings Prohibited Acts SMC Chapter 22.206	<b>Approved</b>	<b>Date</b>
	_____ Nathan Torgelson, Director, SDCI	

### BACKGROUND:

SMC 22.206.195 of the Housing Building and Maintenance Code, entitled Right to Legal Counsel in Eviction Proceedings, guarantees the right to legal representation in an unlawful detainer lawsuit for any Seattle residential renter who cannot afford to pay for an attorney. The ordinance requires that tenants be notified of the right to legal counsel in writing on all notices issued pursuant to subsection 22.206.160.C, Seattle's Just Cause Eviction Ordinance. This includes any notice using the term "terminate," "vacate," or "quit" that could cause a tenant to move.

SMC 22.206.195 directs the Department to adopt by this Rule the specific language required to appear on just cause eviction notices.

### RULE:

All notices issued under SMC 22.206.160.C must contain the following language:

**RIGHT TO LEGAL COUNSEL: CITY LAW PROVIDES RENTERS WHO ARE UNABLE TO PAY FOR AN ATTORNEY THE RIGHT TO FREE LEGAL REPRESENTATION IN AN EVICTION LAWSUIT.** 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](http://www.seattle.gov/rentinginseattle).

The language must appear with the first sentence in bold and capital letters in a font size no smaller than 12 pt.

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 to comply with this Rule.

This language also satisfies the requirement under 22.206.180.K contained in SDCI Directors Rule 2019-15 for termination notices issued under the Just Cause Eviction Ordinance.