

**Housing Policy Forum #4**  
**Jan. 16, 2019, 5:30-7:00p**

After a brief introduction, the forum will divide into breakout sessions on three topics set out below: 1) Extended notice for rent increases; 2) Extended notice for no cause end of tenancy for non-owner occupied buildings; and, 3) Limiting no cause end of tenancy to specified reasons for tenancies over one year for owners/managers of more than four units. The groups will report back to Chambers at 6:40pm and share their summaries.

I. Breakout Sessions (5:30-6:40pm):

- A. Council Lounge - 60 days notice prior to rental increase when vacancy rates are below 4%

No limit on rental increases, but tenants would get 60 days to adjust or seek another unit in a low vacancy market. Council is looking for input on the length of the notice, the triggering vacancy rate, other proposals to adjust the concerns of rapidly rising rents in this market.

- B. Council Briefing Center - 90 days' notice prior to no cause end of tenancy in non-owner-occupied buildings when vacancy rates are below 4%

Tenants who don't pay rent, cause property damage or violate the rental agreement can be removed under current provisions of RCW 59.18 without restriction. This proposal would not apply to owners who rent out rooms in their home or accessory dwellings. Council is looking for input on the length of the notice, the triggering vacancy rate, applicable owners/managers, other reasons for less than 90 days' notice besides unpaid rent, property damage or violation of the rental agreement.

- C. Council Chambers - Specified End of Tenancy after one year of occupancy for owners/managers of more than four units when vacancy rates are below 4%

This proposal would provide tenants more protection from removal than under current law if the tenant successfully occupied a unit for more than one year without a valid notice of unpaid rent or violation of the rental agreement. The extra protections would only apply to units with owners or managers of more than four units. There would still be specified reasons for ending the tenancy other than fault, including but not limited to: changing the use of the property, the need for a family

member of the owner to move into the unit, the sale of the property, etc. Council is looking for input on how long the tenant should have to occupy the premises successfully before getting extra protection, the triggering vacancy rate, the number of units owned/managed that would trigger protection, and the specified reasons that a tenancy could be ended besides fault.

- II. Report Back to Entire Group in Council Chambers and Wrap Up (6:40 – 7:00pm)