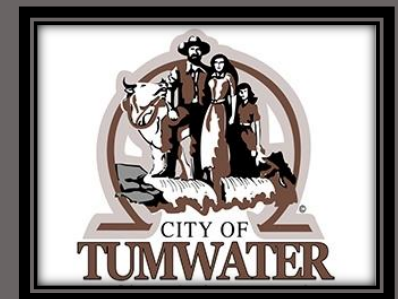


# Tumwater Housing Action Plan Rental Housing Registration O2022-014

January 24, 2023  
City Council Worksession



# Background

- In support of R2018-016 Action #9, City staff reviewed measures to help renters access housing and stay housed
- In September 2021, the City Council adopted the *Tumwater Housing Action Plan*, which included establishing a rental housing registration program
- City staff integrated R2018-016 measures and *Tumwater Housing Action Plan* actions in 2022

# Priority Actions

- City Council prioritized three actions on March 22, 2022, which included an ordinance to address rental housing registration

# Priority Actions

The other priority actions included:

- Two ordinances (O2022-010 and O2022-012) that addressed tenant protections in Title 5 *Business Taxes, Licenses and Regulations*, adopted by the City Council December 6, 2022
- A scope for a contract with the Dispute Resolution Center for tenant and landlord conflict resolution services for City residents

# Staff Review

To develop the rental housing registration ordinance, City staff reviewed what other jurisdictions are doing to address tenant protections, including:

- Aberdeen
- Auburn
- Lacey
- Tacoma
- Tukwila

# Action and Measure

- **Housing Action Plan** Action 5.d. – Establish a rental registration program to improve access to data and share information with landlords
- **Resolution No. R2018-013** Measure 18 – Create a list of landlords for communication regarding notices and enforcement

# O2022-014 Amendments

- O2022-014 would establish a rental registration program in Title 5 *Business Taxes, Licenses and Regulations* for rental properties with five or more units to require a business license to communicate with tenants and landlords about rental regulations
- Business license applications are \$50 and renewals are \$20 for every business located in the City except non-profit businesses
- Long term rentals are business and occupations tax exempt

# O2022-014 Amendments

- Currently 76 multifamily developments in the City have five or more units
- The program could be expanded in the future to require all rental properties to be licensed
- The program could be the basis in the future for regular inspections of rental units
- If the City were to pursue an inspection program in the future, the costs would have to be evaluated



# Next Steps

## City Council

- Schedule City Council consideration of the ordinance on February 7, 2023