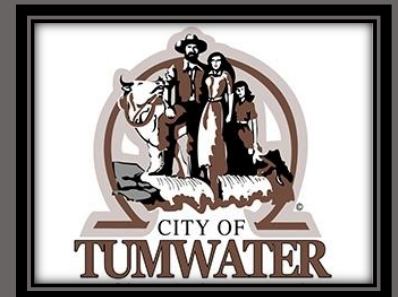


Tumwater Housing Action Plan Rental Housing Registration 02022-014

January 11, 2023
General Government Committee



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

- The General Government Committee reviewed the actions on January 12 and February 9, 2022
- 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 a City Council worksession for January 24, 2023 to discuss the ordinance
- City Council consideration of the ordinance is expected to be on February 7, 2023