

# Rental Registration and Inspection Ordinance (RRIO)

Improving and preserving safe and healthy housing for all Seattle renters

## RRIO Program Fees

A photograph of a white sign with the words "FOR RENT" in large, bold, red letters, positioned in front of a house.

The Rental Registration and Inspection Ordinance (RRIO) is a fee supported program to help ensure that all rental housing in Seattle is safe and meets basic housing maintenance requirements. RRIO fees are used only to administer the program.

### Property Registration

Property owners will need to pay a RRIO registration fee that is valid for 5 years from the date the property is registered. The five-year fee is \$175 for a property and includes the first rental unit, plus \$2 for each additional unit. For example:

Number of Rental Housing Units	Base Fee (property + 1st unit)	Unit Fee	Total for Five Years
1	\$175	\$0	\$175
2	\$175	\$2	\$177
10	\$175	\$18	\$193
100	\$175	\$198	\$373

### Registration Late Fees and Penalties

A late fee of \$20 will be assessed after the registration due date.

If a property owner does not register, the City may assess financial penalties as provided in Section 22.214.086 of the Seattle Municipal Code. The code allows for cumulative civil penalties of \$150 per day for the first ten days the violation or failure to comply exists and \$500 per day thereafter until the date the property is registered.

### Property Inspection

Starting in 2015, all registered properties will be inspected at least once every 10 years. Owners will be notified when a property has been selected for inspection. Owners may hire either a City inspector or qualified private inspector to conduct inspections for a fee. Starting in 2017, if you hire a City inspector, the inspection fee will be \$160 for the property including the first unit, and \$30 for each additional unit on the same property, including re-inspection if necessary.

### Private Inspector Registration and Training

The fee for a two year registration as a private qualified rental housing inspector is \$200. The fee must be paid to complete registration. Private inspectors must also participate in the City's RRIO inspector training. The training fee is \$50 and is payable in advance of the training. Private inspector registration and payments must be made through the online system.

[www.seattle.gov/RRIO](http://www.seattle.gov/RRIO)

