

Affordable Housing Incentive Program Utility Estimate Schedule

The City of Seattle's Affordable Housing Incentive Programs (Multifamily Tax Exemption, Incentive Zoning and Mandatory Housing Affordability) require that a utility estimate is incorporated into the gross rent when tenants are responsible for paying out-of-pocket utility expenses for their unit. Once incorporated into the rent calculation, the resident is responsible for the actual utility bill(s). The schedule below is effective for all new lease and lease renewal offers made on or after 1/1/2019. For month-to-month tenants, any adjustment must be applied no later than 4/1/2019 (90 days after effective date). Properties must provide the required notice per RCW 59.18.140 and SMC 7.24.030 and may not increase the rent on a fixed-term lease as a result of the change in a utility estimate. All tenants in a fixed term lease from prior to 1/1/2019 will continue to receive the utility estimate deduction effective 10/26/2017 - 12/31/2018 (see second "2017" schedule below) for that term. **Properties that have additional affordable housing commitments (LIHTC, Levy funded, HOME, etc.) should adjust utility estimates in accordance with the requirements of their most restrictive funder.**

Effective 1/1/2019

	0 bed	1 bed	2 bed	3 bed	4 bed	5 bed	6+ bed
1. Tenant Pays All Utilities <i>(Energy, Water, Sewer, Garbage)*</i>	\$105	\$115	\$170	\$260	\$365	\$465	\$465
2. Tenant Pays Electricity + Heat <i>(Electricity, Gas, Oil)</i>	\$30	\$35	\$50	\$80	\$130	\$190	\$190
3. Tenant Pays Electricity Only <i>(Central or owner paid heat)</i>	\$15	\$20	\$25	\$35	\$60	\$90	\$90
4. Tenant Pays No Utilities <i>(Landlord pays all utilities)</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Prior "2017" Estimate- Effective 10/26/2017 - 12/31/2018

	0 bed	1 bed	2 bed	3 bed	4 bed	5 bed	6+ bed
1. Tenant Pays All Utilities <i>(Energy, Water, Sewer, Garbage)*</i>	\$105	\$105	\$155	\$245	\$345	\$440	\$440
2. Tenant Pays Electricity + Heat <i>(Electricity, Gas, Oil)</i>	\$30	\$30	\$40	\$70	\$120	\$175	\$175
3. Tenant Pays Electricity Only <i>(Central or owner paid heat)</i>	\$15	\$15	\$20	\$30	\$50	\$80	\$80
4. Tenant Pays No Utilities <i>(Landlord pays all utilities)</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0