

# FREQUENTLY ASKED QUESTIONS

## NOTICE OF INTENT TO SELL

---

Q: Can owners notify the City earlier than 90 days prior to listing?

A: Yes, an owner can provide notice earlier than 90 days.

Q: I live in a du-plex and I rent out the other unit. Does NOIS apply to me?

A: No, you do not have to provide notice. The ordinance only applies to properties where two or more units are rented.

Q: Is an owner required to accept an offer if it comes in during the 90-day period?

A: No, an owner is not required to accept an offer to purchase at any time.

Q: Is the owner allowed to accept an offer during the 90 days? Or must they wait till the 90-day period is over?

A: If the owner has not received a notice of interest from the City, SHA, tenant or tenant group within 15 days (2-4 unit building) or 30 days (5 or more units) of providing notice, the owner is welcome to list the property and/or accept an offer from any party.

Q: If the City, affordable housing developer or tenant make an offer on my property, do I need to accept the offer?

A: No, the owner is not required to accept any offer.

Q: Does the ordinance apply to a rooming house such as student housing?

A: Yes, the ordinance applies if the rooming house contains two or more affordable rental units.

Q: Does this apply to owners who are not listing the property with a real estate agent?

A: Yes, the ordinance applies even if the seller is not contracting with an agent.

Q: Is the notice required if I sell my property to a family member?

A: Yes, the notice is required even if the owner plans to sell to a family member.

Q: Does this ordinance apply to properties with affordable housing restrictive covenants?

A: If your property has an affordable housing restrictive covenant please contact Jessica Gomez at the Office of Housing at [Jessica.gomez@seattle.gov](mailto:Jessica.gomez@seattle.gov)