

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. Once incorporated into the rent calculation, the resident is responsible for the actual utility bill(s). Changes to the allowance must be implemented immediately for all new move-ins on or after the effective date of 4/1/2022 and within 90 days (7/1/2022) of the effective date for existing residents. 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. Utility allowance increases will often require an adjustment (decrease) to rents, even if mid-lease. **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 4/1/2022

	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>	\$115	\$130	\$200	\$300	\$410	\$520	\$520
2. Tenant Pays Electricity + Heat <i>(Electricity, Gas, Oil)</i>	\$35	\$45	\$60	\$85	\$140	\$195	\$195
3. Tenant Pays Electricity Only <i>(Central or owner paid heat)</i>	\$20	\$25	\$30	\$45	\$65	\$95	\$95
4. Tenant Pays No Utilities <i>(Landlord pays all utilities)</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Prior 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
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