



TARJUMADO

Dokumentigaan wuxuu ku tarjuman yahay afafka soo socda: Kamboodiga, Shiinaha, Koriyaanka, Lo-tiyaan, Ruushka, Somaaliga, Isbaanishka, Tagaalowga iyo Fiidnaamiiska waxaad ka heli kartaa weebsaaydka www.seattle.gov/dpd/rentinginseattle ama kala xariir nambarka (206) 684-8467

Qoraalkaan guryaha oo lasoo koobay ee kasoo baxay Gobalka Washington iyo Magaalada Seattle sharciga u dhigan hantiilayaasha/ Kireestayaasha, Hantiilayaasha waa iney u diyaariyaan kireestayaasha Sharciga u dhigan Guryaha ee Magaalada Seattle sanad walba. Fadlan ogsoonow in ay dhici karto in xeerarka Magaalada iyo kuwa Gobolku aanay is ku waafaqsanayn qodobada qaarkood; sidaa daraadeed, waa la dhugtaa labada xeerba. Wixii la-talin xeerka ah, fadlan la tasho qareen ama looyar.

Xeerka Mulkilayaasha-Kiraystayaasha

Oktoobar 2018

WAAJIBAADKA HANTIILAHA

Mulkiilayaasha guryaha waxa laga doonayaa inay bixiyaan guri nabad ah, nadiif ah, sugan oo lagu noolaado, khaas ahaan waxa laga rabaa in:

- Guriga iyo aagiisu noqdo mid ku haboon nolosha bini'aadanka waana in meelaha la wadaago ay ka dhigaan meelo si caqli-gal ah u naadif ah amaanna ah;
- Waa in la dabargooyo xasharaadka, jiiirka iyo dulinka kale;
- Waa in la hagaajiyo saqafka, darbiyada, aasaaska waana in guriga laga dhigo mid celiya roobka, dabaysha, dhaxanta iyo iwm;
- Waa in la hagaajiyo korontada/dabka, tuubooyinka, qalabka kulaylinta iyo wixii qalabka kale ee u bixiyay mulkiiluhu;
- Waa in la keeno weel waafi ah oo lagu rido qashinka ama xashiishka iyo in la soo diyaariyo qaadista qashinka;
- Marka masuulka laga yahay bixinta kulaylka guryaha kirada ah, waa in wakhtiga laga bilaabo Bisha Sagaalad ilaa Bisha Lixaad laga dhigo kulka guriga maalinta (waa 7 subaxnimo ilaa 10:30 fiidnimo) mid ah 68°F ama in ka saraysa wakhtiga habeenkiina waa inaanu ka hoosayn 58°F;
- Marka kiradu aanay wakhti gaaban ahayn, waa in la bixiyaa fureyaal lagu furo albaabada daarta/sarta iyo gurigaba, isla markaana inta badan, waa in la badalaa qululka iyo fureyaasha marka ay is badalaan kiraystayaashu;
- Waa in lagu rakibo qalabka qaaca bixi iyo in lagu amro kireestayaasha in hagaajiyaan guriga.

Markasto oo la kireesto guriga bixiya laga madoonaayo Hantiilaha inow mar walba hagaajiyo guriga ama uu dhigo gogal cusub ama in u rinjeeyo guriga.

WAAJIBAADKA KIREESTAHA

Kiraystayaashu waa inay ka dhigaan guriga kirada ah mid amaan ah, nadiif ah, khaas ahaan waxa laga rabaa inay:

- Qashinka si sax ah loo dhigo goobtiisa;
- Taxadir lagu dhaqmo marka la isticmaalayo korontada/dabka iyo tuubooyinka;
- Isla markiiba la hagaajiyo wixii khasaare ah ee iyagu ama martidoodu geystaan;
- Si caqli-gal ah loo ogaalado soo-galista guriga marka la baadhayo guriga, la hagaajinayo iyo marka la dabargoynto cayayaanka ama dulinka;
- In lagu sugo qalabka qiiqa sheego xaalad la isticmaali karo iyo
- In la iska ilaaliyo ku-kaydinta guriga waxyaabaha khatarta ah.

JUST CAUSE EVICTION ORDINANCE (SABABTA DHABTA AH EE KEENTAY SHARCIGA KA SAARITAANKA GURIGA)

Amarkaan wuxuu u baahanyahay inuu hantiilahu haysto wax xaqiiqo oo ah oo u kaga saari karo guriga bilwalba. Waa inuu haaystaa wax cadeyn ah sababaha keliya ee keentay saaritaankaas oo u dhigan sharciga Seattle, waa in hantiilayaasha si tafaasiil ah usoo qoraan ayagoo sheegayaa in ay joojiyeen heshiiskii ka dhaxeeyay kareestayaasha. Mulkiilaha dhismaha ma caydhin karo kiraystaha haddii dhismaha aanu ka diiwaangashanayn Magaalada Seattle. Waa in u Hantiilahu siyaa 20 casho kireestaha in u kaga baxo guriga, inta ayna gaarin xiliga kale oo cusub. Sababaha keeni kara waxaa ka mid ah:

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1. Kiraystaha oo ku keeni waaya kirada 3 cisho gudahood marka la siiyo ogeysiis ah bixi kiro ama ka bax.
2. Mulkiiluhu waxa uu kiraystaha qoraal ahaan ugu sheegay ugu yaraan 4 jeer mudo 12 bilood ah inu bixiyo kiro raagtay.
3. Kiraystaha waxa uu ka soo bixi waayay qodob oo ku yaala heshiiska kirada 10 cisho gudahood markii loo keenay ogeysiis ah inuu raaco qodobka ama ka baxo guriga.
4. Kireestaha waajib kuma aha in u lacag dheeraad ah ay siyaan hantiilaha taasina waa sharciga u dhigan *Washington State Residential Landlord-Tenant Act (Gobolka Washington Xeerka hantiilayaash/ Kiraystayaasha)*, marba hadii ay ogeysiyeen iney ka guurayaan guriga 10 casho ka dib ama ay la socod siyeen in ay guurayaan.
5. Mulkiiluhu waxa uu kiraystaha qoraal ahaan ugu sheegay ugu yaraan 3 jeer mudo 12 bilood ah gudahood inu 10 cisho gudahood ku adeeco qodob ku yaala heshiiska kirada.
6. Kiraystuhu waxa uu khasaare culus u geystay guriga, ama geystay xasarad ama rabsho (taa waxa ka mid noqon kara falal lug ku leh maandooriye ama daroogo), ama waxa uu guriga ku haystaa ganacsi sharci-daro ah markii ogeysiis ah inuu guriga 3 cisho gudahood kaga baxana sidaa muu samayn.
7. Kiraystuhu waxa uu ku kacay falal dambi ah oo ku galay daarta ama sarta dhexdeeda ama gurigiisa, ama aaga u dhow daarta ama guriga. Falalkaa dambiga ah ee la sheegayo waa inay si culus u waxyeelayn karaa caafimaadka ama amaanka kiraystayaasha kale ama mulkiilaha; falka sharci-darada ah ee la xidhiidha maandooriye ama daroogo waxa uu ka mid yahay dambiyada u qeexay xeerku. Hantiilaha waa in u cadeeyaa sababtu ay keentay inuu ka saaro kireestaha guriga isla markaana waa in u soo diraan koobi (copy) oo kaga baxayo heshiiskii guriga Qeybta Qorsheynta iyo Horumarinta Seattle SDCI – Property Owner Tenant Assistance (POTA, Mulkiilaha Guriga Caawimada Kiraystaha).
8. Mulkiilaha ayaa doonaya inu qof ahaan galo guriga, kireeyaha ehelkiisa soke ayaa gali doona guriga, guri kale oo la mid ahina ma banaana lagamana helo isla daarta. oo waxa uu siiyaa kiraystaha ogaysiis qoran ugu yaraan 90 maalmood ka hor dhammaadka muddada kirada. Ehelka soke ee mulkiilaha waxa ka mid ah kireeyaha xaaskiisa ama ninkeeda ama qofka ay nolosha wadaagaan, iyo waalidka, awow/ayay, caruurta, walaalaha mulkiilaha ama walaalaha xaaska ama ninka kireeyaha ama qofkii ay nolosha wadaagaan. Qaybta Dhismaha iyo Dhulku SDCI waxay ka codsan kartaa mulkiilaha inu saxeeexo warqad sheegaysa in ay soo guriga galin doonaan ehelkiisa haddii kiraystuhu aaminsanyahay in aan mulkiilaha aanay daacad ka hayn sababta u sheegay. Waxa jirta in ay imanayso sharci-jabin daacad-daro ah haddii qofka galista loo magacaabay aanu si joogto ah 60 cisho guriga ku jirin mudada lagu jiro 90-ka cisho ee laga bilaabo maalinta u kiraystuhu guriga ka baxay. Kireestaha ay u dhamaatay heshiiskii - kontaraadku (Contract) wuxuu awood u leeyahay, sababta awgeed inuu talaabo ka qaado ayada ama asagu markey dareemaan inow Hantiilahu fulin waayay wixii lagu hashiiyay.
9. Haddii u donaayo in hantiilahu in u joojiyo heshiiskii ka dhaxeeyay asaga iyo kireestaha oo la daganaa guriga, oo rabo hantiilaha inuu dajiyo kireestahu meel u ka dagi karo guriga accessory dwelling unit (ADU, Qaybta labbaad ee guriga la degi karo) dhaxdiisa.
10. Guriga u ku jiro kiraystuhu waa guri ay shuruudiisu ahayd in qofku u shaqeeyo guriga imminkana shaqadii ayaa ka dhamaatay.
11. Haddii Hantiilahu qorsheysto in u guriga hagaajiyo uuna haaysta ogalaanshihiin hagaajinta guriga, kareestahu wuxuu xaq u leeyahay in mel kale la dajiyo. Haddii kireestaha laga saaro guriga wuxuu xaq u leeyahay iney sharciga la tiiksadaan, hadii dareemaan in hantiilahu ku xad gudbay sharciga.
12. Haddii Hantiilahu oo gu'aansado inuu dhiso guriga ama ganacsi u badalo.
13. Haddii Hantiilahu gu'aansado inow dumiyo guriga oo u istacmaalo wax kale oona haysto ogalaanshaha dhismaha waa inow dajiya kireestaha guri kale.
14. Haddii Hantiilahu gu'aansado inuu iibiyo guriga waa inuu siyaa mudo 90 casho ah oo ku joojinaayo heshiiskii ay wada galeen. Hantiilahu waa inow kusoo qoraa jaraa'idka 30 casho gudaheeda oo ku iibinaayo sicir macquul ah. Markuu kiraystahu ka baxo gurig 30 casho ka dib ayuu iiban karaa guriga. Haddii laga soo dacwooda Hantiilahu waa inuu haystaa shahaadada iibinta guriga, hadii lasoo xariiraan Qeybta Qorsheynta iyo Horumarinta SDCI Waa inow jaraa'idka ku qoraa sidow ku xad-gudbin sharciga, ama dib loo kareeyo mudo 90 casho dhaxdood ka dib marku ka tagay kireestahu guriga. Kireestahu wuxuu xuquuq u leeyahiin in u dacwooda hadii auu dareensanyahay in hantiilahu ku xad-gudbay sharciga.
15. Mulkiiluhu waxa uu doonayaa inu joojiyo isticmaalka guri aan hoos iman Xeerka Isticmaalka Dhulka, ka dib marka u helo Ogeysiis Sharci-jabin. Mulkiiluhu waa inu bixiyaa kharashka meel kale dajinta kiraystayaasha ay qasabka ku tahay inay guuran si mulkiiluhu u saxo sharci-jabinta. Gargaarka meel kale dajinta ama guurista qoysaska dhaqaalahoodu hooseeyo waa \$2,000; kiraystayaasha kale gargaarkoodu waa qadar la mid ah 2 bilood kiradood.
16. Haddii Hantiilahu u rabo inow yareeyo tirada ay iskula jiraan guriga, asagoo doonaayo inuu sharciga dhulka waafajiyo. (oo ka mid-ah in loo ogal yahay in aney ka badnaanin 8 qofood isla markaana ayna xiriir leheen).
17. Mulkiiluhu waa inu kiraystahu saaro guriga labaad laga sii qoqobay guriga (ADU) si uu u oofiyo xeerka ku saabsan samaynta guryaha guri kale laga sii qoqobay, ka dib markii u soo gaadhay ogeysiis ah sharci-jabin Xeerka Isticmaalka Dhulka. (Haddii sharci-jabintu tahay in mulkiiluhu guriga ka guuray isla markaana u kireeyay labada guriba, waa in labada guri u mulkiiluhu mid dib u soo dagaa ama baabi'iyaa.). Mulkiiluhu waa inu bixiyaa kharashka meel kale dajinta kiraystayaasha ay qasabka ku tahay inay guuran kharashkaasoo qadarkiisu u yahay qoysaska dhaqaalahoodu hooseeyo \$2,000, kiraystayaasha kalena waa u qadar la mid ah 2 bilood kiradood. SDCI waxay mulkiilaha ka codsan kartaa inu saxiixo warqad cadaynaysa in ulajeedadiisu tahay joojinta isticmaalka guriga qoqobka ah (ADU).
18. Haddii amar deg deg ah lagu soo rago kireestaha oo lagaga saraayo guriga ama Qeybta Qorsheynta iyo Horumarinta SDCI ay rabto iney ka xirto guriga ka dibna kireestahu diiday xiligii loo qabtay inuu ka baxo guriga.

Diidtaanka Sharciga loo dhigay : Haddii Hantiilahu ka saaro kireestaha guriga sababta oo ah (1) Guriga oo la iibinayo, (2) Hantilaha ama qof ka mid-ah qoyskiisa oo rabo inuu dago guriga, (3) Dib-u-hagaajinta guriga, (4) Dadka guriga dagaayo waa iney ka badanin 8 qofood, ama (5) Asagoo Hantilahu joojiyay ku jiritaanka guriga, ama diiday inuu fuliyo waxa lagu amray markii uu helay ama la siiyay digniin asagoo ku xad-gudbay sharciga, asaga ama ayadu qanuunka sharciga magaalada u dhigan iney siyaan kiraystaha \$2500 iyo masaariifta loyarka ama abukaataha oo ganaax ah oo bixinaayo hantiilahu.

Xuquuqda kiraystaha: Haddii Hantiilahu oo joojiyo kontaraadka (contract) oo ka dhaxeeyay sababtuna ay tahay (1) In loo qorsheeyay in dagaan qoysaska kali ah, (2) Hantilaha ama qoyskiisa oo usoo guuraayo guriga (3) Dib-u-gaajinta guriga, haddii hantiilahu uu hirgelin waayo sababaha aan soo sheegnay, kireestahu xaq buu u leeyahay inuu dacweeyo hantiilaha oo ka codsada lacag oo gaarta ilaa \$3000 iyo masaariifta loyarka ama abukaataha.

Just Cause Eviction Ordinance ka saarida guriyaya kala soo xiriir SDCI tel. no. (206) ama booqo SDCI website: www.seattle.gov/sdci

AFCAASHA KA DHALAN KARTA ISKA HOR-IMAADKA

Xeerka Magaaladu waxa uu mamnuucayaa falalka aargoosasha ah ee loo geysanayo kiraystaha ama kireeyaha.

Kireeyaha waxa laga mamnuucay inu dhibo ama ka aargoosto kiraystaha isagoo:

1. Badalaya ama farofaraynaya qufulada albaabada guriga;
2. Saaraya albaabada, daaqadaha, sanduuqa fiyuusyada, alaabta guriga iyo alaab kale;
3. Joojinaya adeegyada sida biyaha, korontada/dabka u hore mulkiiluhu u bixin jiray;
4. Ka saaro kirayste guriga isagoon soo marin habka maxkamada ee loogu talagalay ka-saarista;
5. Ka saaraya kirayste guriga, kordhinaya kirada ama u hanjabaya kiraystaha sababtuna tahay sharci-jabin xeerka oo u kiraystuhu u soo sheegay SDCI ama Ciidanka Boliiska iyadoo sababtu tahay xuquuq sharci ah oo u isticmaalay kiraystuhu kana timi daganaanshaha kiraystaha;
6. Galaya guriga kiraystaha, marka laga reebo arrin degdeg ah, ama marka laga reebo xilliyada caqli-galka ah *oggolaanshaha kiraystaha* ka dib markii la siiyay ogeysiis ah ugu yaraan laba cisho, ama ogeysiis hal maalin ah haddii la tusayo dad kiraysanaya, ama iibsanaya.
7. Ka mamnuucis kiraystaha ama cidii kireystaha wakiilkiisa oo uu la socdo kireystahaasi iney ku qaybiyaan warbixin dhismahaas gudihiisa ama ku dhejiyaan fariin looxa warbixinta sida waafaqsan qaanuunka u yaala deganaanshaha dhismahaas, ama u diido inuu kireystuhu la xariiro kireystayaasha kale ee ku nool dhismahaas ama u diido in uu caawiyo kireysteyaasha kale ee uu ku caawiyo in ay abaabulaan kulan bulsho oo ka dhaca qolka bulshada ama meelaha dadka u dhexeeya ee ku yaala dhismahaas gudihiisa.
8. Kordhi Kharashka kirada guriga iyaddoon lahayn ogeysiis hore; 30 maalmood kordhin kiro ah wax ka yar 10%, 60 maalmood korodhka kirada ee 10% ama ka badan.
9. Kordhinta kharashka kirada gurigu halka qaybta gurigu aanay buuxin heerka muhiimka ah ee deganaanshaha.

Marar badan waxa uu qaanuunku u qaataa in kireeyuhu uu ka aargoosanayo kireystaha haddii uu kireeyuhu qaado talaabooyinka kor ku xusan 90 maalmood gudahood, kadib markii uu kireystuhu uu u sheegay SDCI ama Ciidanka Boliiska sharci jebin. Amase 90 maalmood gudahood kadib markii hayad dawlada ahi ka qaaday tilaabo, sida samaynta baadhitaan: kormeer. Markaas oo kale waxaa looga fadhiyaa in kireeyuhu beeniyu inaanu aargoosasho u jeedin.

Kiraystaha waxa laga mamnuucay inu dhibo ama ka aargoosto kireeyaha isagoo:

1. Badalaya ama sii kordhinaya qufulada albaabada guriga.
2. Saaraya alaabta ama adeegyada mulkiiluhu leeyahay bixiyayna.
3. Ogaan waxyeelo u geysanaya guriga.

Wixii macmluumaad dheeraad ah ama in la soo gudbiyo cabasho, ka wac SDCI lambarka (206) 615-0808.

QEEXIDA KIRAYSTAHA

Iyaddoo wadada Tenant Relocation Assistance Ordinance (Sharciga Caawimada Meel dejinta Kiraystaha), kiraystaha waxaa loo qeexaa sidii qofka ku jira ama haysta dhisme ana guri si waafaqsan heshiiska kirada. Tan waxaa ku jira dadka degen hoy ku meel gaadh ah oo sii jooga gurigalaa bil ama ka badan. Heshiiska kirada waxa uu noqon karaa mid qoran ama mid afka ah.

QEEXITAANKA KHARASHKA GURIYAYNTA

Kharashka guriyaynta waxaa ku jira kirada ama wax kasta oo muddaysan ama kharash bile ah sida kaydinta, gaadhi dhigashada, ama biilka nalka iyo biyaha, oo uu siiyo kiraytahu mulkiilaha guriga.

KORODHKA KHARASHKA GURIYAYNTA

Magaaladda Seattle, mulkiilahu waa in uu siiyaa kiraystaha 30 maalmood oo ogaysiis qoran ah oo ah kordhinta kharashka guriyaynta (kirada, gaadhi dhiagashada, kaydka, iyo kharashka kale ee la xidhiidha kirada) wax ka yar 10%; 60 maalmood oo ogaysiis ah ayaa looga baahanyahay kirada 10% am aka badan. Korodhku waxa uu keliya bilaabanayaa muddada kirada, caadi ahaan bilowga bisha. Xogtaan waa qasab inay kujiraan sida kiraystayaasha ay ku ogaanayaan macluumaadka xaquuqdooda iyo waajibbaadkooda.

Mulkiilaha gurigu ma kordhin karo wax guri ah ah kharashka kirada kaas oo aan buuxin heerarka ugu yare ee degida guriga ee Residential Rental Inspection Program (Barnaamijka Baadhida Kirada Deganaanshaha). (http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/s048492.pdf)

Mulkaaliyaasha dhismayaasha iyo horumariyaashu ma kordhin karaan kharashka guriga si ay isaga ilaaliyaan codashada Ruqsada Meel kale Dejinta Kiraystaha halkaas oo dhismaha kirada ah la duminayo, dib loo hagaajinayo, la beddelayo isticmaalkeeda, ama halka xayiraada adeegsiga la qaadayo. (<http://www.seattle.gov/dpd/codesrules/commonquestions/tenantrelocation/default.htm>)

RENTAL AGREEMENT REGULATION ORDINANCE (SHARCIGA XEERKA HESHIISKA KIRADA)

Rental Agreement Regulation Ordinance Magaalada Seattle Xeerka Heshiiska Kirada (SMC (Seattle Municipal Code, Xeerka Degmadda Seattle) Cutubka 7,24) waxay maamushaa dhowr qaybood oo heshiisyada kirada guriga la degenyahay ah. Waxay u baahantahay in mulkiilahu bixiyo lixdan (60) maalood oo ogaysiis la soo hormariyo ah oo ah korodhka kharashka guriyaynta ee 10% ama wax ka badan gudaha labba iyo toban (12) bilood muddo ah; macmnuuca heshiiska kirada bil ilaa bil ah taasoo u baahan kiraystahu inuu joogo muddada ugu yar ee ka badan hal (1) bil ama uu waayi doono deebaajiga ama ciqaabo kale; xadida qadarka amniga iyo deebaajiyada waxyeelada xawayaanka, iyo kharashka soo guurida lagu soo dalacyo kiraystaha marka uu soo guuro; u oggolaata kiraystaha inuu bixiyo lacagta damaanada iyo deebaajiga waxyeelada xawayaanka rabaayada ah; kharashka guurista, iyo kirada bisha u dambaysa ee qorshayaasha haftada; u baahan mulkiilaha gurigu inuu qaato oo u soo celiyo deebaajiga si waaqsan sharciga gobolka,; oo uu qaybiyo sharciyada koobi ahaan ee gobolka iyo maxaliga ee mulkiilaha-kiraystaha kirayste kale marka uu soo guuro, iyo wakhtiga heshiiska kirada dib loo cusboonaysiiyo. Mulkiilahu kama aargoosan karo kiraystaha ama kiraystaha suuragalka ah inuu ku dhaqmo ama isku dayga ku dhaqanka xuquuqaha kiraysta ee waafaqsan Sharciga. Seattle Department of Construction and Inspections waxa uu xoojiyaa sharcigan. Wixii macluumaad dheeraad ah wac Code Compliance Division (Waaxda u hogaansanaanta Xeerka lambarka) (206) 615-0808 ama raac linkigan: <http://www.seattle.gov/dpd/codesrules/commonquestions/rentalhousingproblems/default.htm>

Korodhka kirada

Magaalada Seattle ma maamusho ama ma xukunto kirada. Si kastaba ha ahaatee, Rental Agreement Regulation Ordinance waxa uu u baahanyahay mulkiilahu inuu bixiyo ugu yaraan lixdan (60) maalmood oo la sii horaysiiyo ogaysiis qoran oo korodh kasta ah oo ah korodhka kharashaadka guriyaynta ee 10% ama wax ka badan labba iyo toban (12) bilood muddo ah; korodhka ka yar 10% waxa uu u baahanyahay ogaysiiska qoran ee la sii horaysiiyo ugu yaraan soddon (30) maalmood oo waafaqsan sharciga gobolka. Ogaysiiyadan waa inay ku jirtaa macluumaadka sida kiraystahu uu helo macluumaadka ee xuquuqaha kiraystaha iyo masuuliyadaha. Karashka guriyaynta ay ku jirto kirada, baabuur dhigashada iyo kharashka dhigasha alaabta, iyo kharashka kale ee muddaysan ee la xidhiidha kiraysiga. Ku guul daraysiga bixinta ogaysiiska lixdanka (60) maalmood waa ku xad gudubka SMC 7.24.030.A iyo SMC 22.206.180.

Shuruudaha Heshiiska Kirada La mamnuucay

Heshiiska kirada bil ilaa bil, haddii ay tahay hadal ama qoraal, uma baahan doonto kiraystahu inuu ka fogaado muddada hore ee heshiiska. Mulkiilaha ma mamnuuci karo deebaajiga ama kuma soo rogi karo ciqaabo keliya aasaaska in kiraystahu uu ka guuro guriga dhammaadka muddadii hore ee kirada.

Si kastaba ha ahaatee, kiraystaha raba inuu joojiyo kirada bil ilaa bil ah waa inuu siiyaa mulkiilaha ogaysiiska qoran ugu yaraan labbaatan (20) maalmood oo la sii qadimay ee dhammaadka muddada kirada. Mulkiilayaasha waajib kuma ah in la qiimeeyo nisbada marka kiraystahu guuro ka dib bilowga muddada kirada.

Deebaajiga damaanada leh

Haddii uu mulkiilaha gurigu rabo inuu soo ururiyo deebaajiga damaanada, iyo deebaajiga iyo qadarkiisa waa in lagu caddeeyaa heshiiska kirada qoran. Wadarta guud ee deebaajiga sugan iyo kharashka soo guurida kama badan karto qadarta kirada buuxda ee bisha koowaad. Intaa waxa dheer, mulkiilaha waa inuu u diyaar garoobaa oo siiyaa kiraystayaasha liiska magacyada qoran ama warbixinaha sharaxaya xaalada, nadaafada, iyo waxyeelada jirta ee qaybta guriyaynta kiraystaha bilowga kirada. Warbixintan waa in la saxeejaa oo taariikh uu sameeyaa mulkiilaha iyo kiraystaha. Mulkiilaha waa inuu bixiyaa nuqulka liiska magacyada kiraystaha diiwaanada kiraystaha, oo marka la codsado, hal nuqul bilaasha ah oo meelaynta ah.

Dhammaan deebaajiga damaanada waa in lagu ridaa kootada khasnada oo mulkiilaha waa inuu siiyaa kiraysta magaca, cinwaanka, iyo goobta deebaajiga la dhigay. Mulkiilahu waa inuu ku wargeliyaa kiraystaha isbeddelada ku xiga ee goobta deebaajiga.

Deebaajiga damaanada leh waa in loo soo celiyaa si waafaqsan RCW (Revised Code of Washington, Xeerka Dib loo eegay ee Washington) 59.18.280 dhammaadka kiraysiga.

Deebaajiga waxyeelada Xawayaanka Rabaayada ah

Mulkiilaha waxa uu ku soo dalaci karaa waxyeelada xawayaanka rabaayada deebaajiga, waa inaanay ka badan 25% kirada buuxda bisha buuxda ee koowaad. Deebaajiga xawayaanka rabaayada ah loogama baahan karo xawayaanka haddii ay u adeegto sida caawimada xawayaanka ee kiraystaha. Si kastaba ha ahaatee, kiraystaha ayaa ka masuula waxyeelo kasta oo ay samayso caawimada xawayaanka kiraystaha ama caawimada xawayaanka ee martida kiraystaha. Waxyeelada xawayaanka rabaayada ah waa la beddeli karaa marka lagu daro deebaajiga la dhigo.

Heshiiska lagu bixiyo waxyeelada xawayaanka rabaayada ah waa in lagu daraa heshiiska kirada qoran ama qoraalka la raaciyo heshiiska, la aqoonsado qadarka deebaajiga, oo u u oggolaaw kiraystaha inuu ku bixiyo qadarka deebaajiga qaab halfto ah haddii uu codsado kiraystahu.

Haddii meel gelida xawayaanka rabaayadu ay bilaabanto bilowga kiraysiga, deebaajiga waa in lagu aqoonsadaa heshiiska kirada. Haddii meel gelida xawayaanka rabaayada ah ay ku bilaabanta ka dib bilowga kiraysiga, mulkiilaha waa inuu bixiyaa qoraal raacsan heshiiska kirada.

Mulkiilahu waa inaanu hayn wax qayb ah deebaajiga waxyeelada xawayaanka rabaayada ah ee waxyeelooyinka aanay sababin xawayaanka rabaayada ah kaas oo kiraystahu uu ka masuuliyahay.

Deebaajiga waxyeelada ay gaysato xawayaanka rabaayada waa in loo soo celiyaa si waafaqsan RCW 59.18.280 dhammaadka kiraysiga.

Kirada Xawayaanka rabaayada ah

Bixinta kirada in xawayaan rabaayada la haysto waa la oggolyahay.

Baakinada Qarashkoodu gaarka yahay

Mulkiilayaasha waa inay caddeeyaan qarashka baakinka ee gaarka ah sida uu heshiisku qabo ama heshiiska kirada.

Kharashka Soo guurida

Kharashka soo guurida qeexida gobol ahaan iyo magaalaba lacagta lama celiyo.

Kharashka soo guurida la oggolaan karo ee kharashka helida warbixinta baadhida kiraystaha, ama warbixinta qiimaynta in la bixiyo in la nadiifiyo qaybta la kireeyay marka la joojiyo kiraysiga.

Kharashka helida warbixinta baadhitaanka kiraystaha kama badan karto kharashka caadiga ah ee helida sida warbixinta Magaalada Seattle; Mulkiilahu kuma soo dalaci karo wax ka badan kharashka warbixinta dhabta ah. Mulkiilahu waa inuu siiyaa kiraystaha helida kharash kasta oo lagu soo dalacay helitaanka warbixinta baadhida kiraystaha. Mulkiilahu sidoo kale waa inuu siiyaa kiraystaha magaca iyo ciwaaanka wakaalada warbixinta ee diyaarisay warbixinta kiraystaha suuragalka xaqiisa inuu helo nuqul bilaash ah.

Haddii mulkiilahu uu doorto inuu beddelo kharashka nadiifinta aan lacagta la celin, mulkiilahu kama jari karo kharashka nadiifinta kiraystaha deebaajiga damaanada leh dhammaadka kirada.

Mulkiilaha waxaa ka mamnuuca beddelka kharashka hal wakhti ah bilowga kiraysiga oo aan ka ahayn deebaajiga damaanada leh, deebaajiga waxyeelada xawayaanka rabaayada, kharashka soo guurista lacagta la oggolaaday ee aan la celin, ama bisha u dambaysa kirada.

Kharashka soo guurida waa inuunu kabadan 10% kirada buuxda ee bisha xaalada halka kharashka dhabta ah ee helida waxbixinta baadhitaanka kiraystaha, ama warbixinta qiimaynta ka badan 10% kharashka waxaa ku jira kharashka aan la celin.

Si kastaba ha ahaatee, wadarta guud ee deebaajiga damaanada iyo kharashka soo guurida kama badan karaan qadarta kirada buuxda ee bisha koowaad.

Xadiditaanka Kooban ee Deebaajiga Damaaanada leh, Deebaajiga waxyeelada Xawayaanka Rabaayada ah, iyo Kharashka Soo guurida.

Wadarta guud ee deebaajiga sugan iyo kharashka soo guurida kama badan kartaa qadarta kirada buuxda ee bisha koowaad. Kharashka soo guurida aan lacagta la celin kama badan karo 10% kirada buuxda ee bisha koowaad. Deebaajiga waxyeelada xawayaanka rabaayada ah kama badan karto 25% kirada bisha buuxda ee koowaad. Xaddidaadaha qiimaha khidmada ammaanka iyo qarashka hadii mar labixiyo aan lasoo celin karin maquseenayso kireystaha kireeya guryaha halka [qoys kaliya](#) loogu teela galay hadii deganaashuhu uu yahay mid muhiim u ah mulkiilaha.

Lacag bixinta Haftada ah

Deebaajiga damaanada leh iyo Kharashka soo guurida

Haddii qadarka deebaajiga damaanada leh iyo kharashka soo guurida lacagta aan la celin uu ka bato 25% kirada buuxda ee bisha koowaad, kiraystahu waxa uu dooran karaa inuu bixiyo qadarka wadarta lacagta haftada sida soo socota:

- Wixii ah kirooyinka u dhexeeya lix (6) bilood ama ka dheer, kiraystaha waxa uu dooran karaa lix (6) isku xigta oo lacag bixinta haftada bilaha ah ee ka bilaabmaysa bilowga kiraysiga.

- Wixii ah kirooyinka u dhexeeya sodon (30) maalmood iyo lix (6) bilood, kiraystahu waxa uu dooran karaa inuu bixiyo wax ka badan afar (4) hafto oo isku mid ah muddada bilowga kiraysiga.
- Wixii ah kirooyinka ee ah bil ilaa bil, kiraystaha waxa uu dooran karaa inuu bixiyo labba (2) hafto oo isku mid ah, iyaddoo lacag bixinta koowaad la filayo bilaabanka kiraysiga iyo lacag bixinta labbaad oo la filayo maalinta koowaad ee muddada labbaad ee kirada bilaha ah.

Kiraystahu waxa uu soo jeedin karaa jadwalka haftada beddelka ah kaas oo mulkiilahu aqbali karo. Haddii qorshe beddel ah si wada jir ah la isugu raaco, waa in lagu sharaxaa qoraal ahaan heshiiska kirada ama qoraalka raacsan heshiiska. Ku guul daraysiga in lagu bixiyo haftada ee deebaajiga la sii dhigo iyo/ama kharashka aan lacagta la celin waa jebinta heshiiska kirada oo waxa uu hoos iman doontaa 10 maalmood oo hogaansama ama ogaysiiska ka bixida guriga in la soo saaro si waafaqsan RCW 59.12.030(4).

Mulkiilaha kuma soo rogi doono waxa kharash ah kiraystaha wixii ah qorshaha haftada.

Shuruuda in la ogolaado qorshaha haftada ee lacag bixinta deebaajiga iyo kharashka soo guurida kama habboona kiraystayaasha kiraysta qaybta guriga ee guriga qoyska keliya ama qaybta guriga la dego ee qaybta ku lifaaqan leh haddii mulkiilahu uu degan yahay guriga sida guriga muhiimka ah ee mulkiilaha,

Kirada bishii u dambaysay

Kiraystaha waxa uu dooran karaa inuu ku bixiyo bisha u dambaysa kirada qaab hafto ah,

Wixii ah kirooyinka ah lix (6) bilood ama ka dheer, kiraystahu waxa uu dooran karaa inuu bixiyo lix (6) isku xiga iyo lacag bixinta haftada bilaha ah la midka ah ka bilaabanaysa bisha koowaad ee kiraysiga; kiraysiga u dhexeeya lixdan (60) maalmood iyo lix (60) bilood, kiraystahu waxa uu dooran karaa wax aan ka badnayn afar (4) lacag hafto ah oo muddo is leeg ah ka bilaabmaysa bilowga kiraysiga.

Kiraystahu waxa uu soo jeedin karaa jadwalka haftada beddelka ah kaas oo mulkiilahu aqbali karo. Haddii qorshe beddel ah si wada jir ah la isugu raaco, waa in lagu sharaxaa qoraal ahaan heshiiska kirada ama qoraalka raacsan heshiiska.

Mulkiilaha kuma soo rogi doono waxa kharash ah kiraystaha wixii ah qorshaha haftada.

Shuruuda in la ogolaado qorshaha haftada ee lacag bixinta kirada bishii u dambaysay kama habboona kiraystaha kiraysta qaybta guriga ee guriga qoyska keliya ama qaybta guriga la dego ee qaybta ku lifaaqan leh haddii mulkiilahu uu degan yahay guriga sida guriga muhiimka ah ee mulkiilaha,

Deebaajiga waxyeelada Xawayaanka Rabaayada ah

Kiraystahu waxa uu dooran karaa inuu bixiyo deebaajiga waxyeelada xawayaanka rabaayada ah saddex (3) hafto bilaha ah oo isleeg ka bilaabmaysa bisha buuxda ee xawayaanka rabaayada degto qaybta guriga. Kiraystahu waxa uu soo jeedin karaa jadwalka haftada beddelka ah kaas oo mulkiilahu waxa uu aqbali karaa. Haddii qorshe beddel ah si wada jir ah la isugu raaco, waa in lagu sharaxaa qoraal ahaan heshiiska kirada ama qoraalka raacsan heshiiska.

Haddii kiraystahu doonayo inuu bixiyo deebaajiga damaanada, kharashka soo guurida, deebaajiga waxyeelada xawayaanka rabaayada, ama kirada bishii u damaysay ee haftada ah, kiraystahu waa inuu codsadaa qorsahan lacag bixinta.

Xuquuqaha Kooban ee Mulkiilaha iyo Kiraystaha

Mulkiilahu waa inuu qaybiyaa in kooban oo sharciga gobolka mulkiilaha kiraystaha Magaalada Seattle xeerarka guriyaynta kirada ee sharaxaya xuquuqaha, waajibaadyada, iyo xalalka mulkiilaha iyo kiraystaha si waafaqsan sharciga. Shuruudan waxaa lagu buuxin karaan iyadoo la buuxinayo qaabka hadda ee Department of Construction and Inspections *Information for Tenants*. Warqadda waa in la siiyaa kirayste kasta oo suuragal ah, ee kiraysta wakhtiga heshiiska kirada marka la siiyo, iyo marka heshiiska kirada dib loo cusboonaysiiyo. Bil ilaa bil kirastayaashu wa inay helaan qaabka ugu badan hadda ee warqaddan ugu yaraan hal sano. Marka heshiiska kirada la cusboonaysiiyo, *Information for Tenants* waxaa loo qaybin karaa qaab koronta ah. Nooca hadda ee *Information for Tenants* waxaa laga soo geli karaa: www.seattle.gov/dpd/cms/groups/pan/@pan/documents/web_informational/dpdd016420.pdf.

Haddii uu mulkiilahu ku guul daraysto inuu u qaybiyo xogta kooban si waafaqsan shuruudaha, kiraystaha waxa uu ku joojin karaa heshiiska kirada ogaysiis qoran. Intaa waxa dheer, kiraystahu waxa uu ka soo kaban karaa, dacwad madani ah oo ku lid ah mulkiilaha, waxyeelooyinka dhabta ah, kharashka qareenka, iyo ciqaabta ilaa \$500. Haddii maxkamaddu ay go'aan ka gaadho in mulkiilahu si ula kac ah uu ugu guul draysto inuu uhogaansamo shuruudan, ciqaabta waxay noqon kartaa ilaa \$1,000.

Xad gudubyada

Xad gudubka Rental Agreement Regulation Ordinance waxa uu hoos imanayaa yeedhmada qadarka \$500 oo ah xad gudubkii hore iyo \$1,000 xad gudub kasta oo ku xiga oo dhaca gudaha shan (5) sanadood xad gudubka koowaad. Yeedhmooyinka waxaa rafcaan lagaga qaadan karaa Baadhaha Dhegaysiga Magaalada Seattle. Xad gudubyadu sidoo kale waxay hoos imanayaan Ogaysiiska Xad gudubka ka soo saarida labba (2) yeedhmo maxkamadeed.

Falka Xaqa Gaarka ah ee Kiraystaha

Haddii uu mulkiilahu isku dayo inuu dhaqangeliyo shuruudaha heshiishka kirada taas oo ku lid ah:

1. Shuruuda in heshiiska kiradu ka koobanyahay dhowr shuruudood oo gaar ah.
 2. Xadiditaanka Kooban ee deebaajiga damaanada leh, deebaajiga waxyeelada, xawayaanka rabaayada ah, iyo kharashka soo guurida aan lacagta la celin; ama
 3. Shuruuda in la qaato qorshaha lacag bixinta haftada ah
- Mulkiilahu waxa uu ka masuul ahaanayaa kiraystahu in:

1. Waxyeelooyinka dhabta ah ee ugaystay kiraystahu sababtoo ah dhaqan gelinta uu isku dayay mulkiilahu.
2. Labban laab qadarka ciqaabo kasta oo ay soo rogtay Magaalada Seattle;
3. labban laab qadar deebaaji kasta oo damaanad ah oo si sharci darro ah loogu dalacay ama uu joojiyay mulkiilahu.
4. Ilaa \$3,000; iyo
5. Kharashka qareenka oo mamnuuc ah iyo kharashaadka maxkamadda.

Ka dhaafida Kiraystaha Xuquuqaha ama Xalalka

Ma jirto heshiiska kirada degista guriga, haddii af ay tahay ama qoraal, oo dhaafi karta xuquuqaha ama sixitaanada waafaqsan Rental Agreement Regulation Ordinance ahaatee, mulkiilaha iyo kiraystahu waxay ku heshiin karaan inay dhaafaan dhowr shuruudo gaar ah oo Sharciga ah. Si tan loo sameeyo, shuruudaha soo socdaa waa in la buuxiyaa:

1. Heshiisku waa inuu caddeeyaa qoraal ahaan shuruudaha gaarka ah ee la dhaafay;
2. Heshiisku kuma soo bixi karo qaabka caadiga ah, kirada, ama heshiiska kirada.
3. Kama jiri karto dulmi muuqadaa boosaska baayactanka ee mulkiilaha iyo kiraystaha; iyo
4. Kiraystaha waa inuu wakiil ka ahaadaa qareen kaas oo ansixiyay heshiiska iyadoo waafaqsan shuruudaha Sharciga.

Kareebanaanta

Shuruudaha ee Sharciga xadidaya oo xayiraya qadarka kharashaadka deebaajiga damaanada leh iyo kharashka soo guurida lacagta aan la celin, iyo lacag bixinta deebaajiga damaanada leh iyo kharashka soo guurida ee qaab hafto ah laguma dabaqo kiraystaha kaas oo kiraysta qaybta guriga ee guriga qoys keliya dego haddii guriga la deganyahay uu yahay meesha la dego ee ugu muhiimsan ee mulkiilaha dhismaha.

Sidoo kale, ka xor ah sharciga waa soo noqoshada ama sii wadista isticmaalka deebaajiga damaanada leh, shuruuda in la bixiyo xaalada qaybta liiska magacyada, iyo shuruudaha in lagu rido deebaajiga damaanada leh kootada khasnada oo u shaaci kiraystaha goobta kootada. Si kastaba ha ahaatee, Washington State Residential Landlord-Tenant Act.

SHARCIYADA SAAMEEYA KIREESTAYAASHA IYO HANTILAYAASHA EE MAGALOOYINKA KALE

1. Open Housing and Public Accommodations Ordinance (Xeerka Guryaha Furan iyo Hoyga Dadweynaha)

Sharciga waxa uu mamnuucaaa takoorka ku salaysan isirka, midabka, caqiigada, diinta, tafiirta, asalka qaranka, da'da, galmada, heerka guurka, heerka waalidka, qaabka galmada, aqoonsiga sinjiga, mabda'a siyaasada, ka qayb galka ee Housing Choice Vouchers Program (Barnaamijka Foojarada Doorashada guriyaynta) (Qaybta 8), ama naafanimada; waxay u baahantahay mulkiilayaasha si loo kiraysto qayb guri ah ee qaabka qofka u soo horeeya ayaa ugu hor galo; iyo in la aqbaloo kaabbitaanada iyo ilaha kale ee dakhliga lagu bixinayo kharashaadka kirada guriyaynta. Waydiimaha ku saabsan sharciga iyo cabashooyinka xad gudubyada waxaa lagu hagaajin doontaa Seattle Office for Civil Rights (Xafiiska Seattle ee Xuquuqaha Madaniha ah) (206) 684-4500.

2. Sharciga lagu badalayo Dhismaha Guryaha

Marka Qeybaha dhismaha guriga loo badalo (condominiums or cooperative units) waxey u baahan yihiin sharciga quseeya guriyaha iney tixgaliyaan.

Waxaa intaa dheer, u bedelitaanka dhismo guryo gaar-gaar loo leeyahay, kiraystaha waa inu helaa ogaysiis qoraal ah oo gaaraya 120-maalmo. Haddii kiraystaha uu go'aansado inuusan iibsano gurigiisa ama gurigeeda gaarka ah, kiraystaha waxuu sidoo kale xaq u yeelan doonaa inuu helo wax u dhigma (3) bilood oo taageero kiro dib-u-dejin ah haddii dakhliga kiraystaha ee sanadkii, ee il walba ka yimaada, uusan dhaafsiisnayn 80 boqolkiiba dakhliga dhexda (median) ah ee degaanka, kaasoo lagu sar gooyay tirada dadka guriga ku dhaqan. Dadka guriga ku dhaqan ee xaq u yeeshay inay helaan taageerda dib-u-dejinta ee uu qoyskoodu ku jiro qof da'diisu tahay (65) sano ama ka wayn ama qof leh "baahiyaha gaarka ah", sida lagu qeexay amarka, waxay xaq u yeelan karaan taageero dheeraad ah. Bedelitaanka iskaashiga ah, kiraystaha waa inuu helaa ogaysiis gaaraya 120-maalmo ee uu ku muujinayo inuu gadanayo gurigiisa gaarka ah. Haddii kiraystuhu uu go'aansado inuusan iibsanayn gurigiisa ama gurigeeda gaarka ah, kiraystaha waa in la siiyaa \$500.00 oo ah taageerada dib-u-dejinta.

Taageerada dib-u-dejinta waxaa si toos ah u siinaya kiraystaha mulkiilaha dhisimaha ama qoladii dhista. Taageerda waa in la siiyaa waxaan ka dambyan taariikhda uu kiraystuhu ka baxo ama ay kaxdo gurigeeda gaarka ah.

Waxii akhbaar dheeraad ah, kala xiriir Sharciga Ka-soo bixitaanka SDCI Code Compliance lambarka (206) 615-0808.

3. Tenant Relocation Assistance Ordinance

Xeerkani waxa uu hirgala marka kiraystayaasha ay barokiciyaan dumis guri, badal ku dhaca isticmaalka guriga, hagaajin weyn, ama ka-qaadid xad isticmaal laga qaaday guryaha kiradooda la kabo. Mulkiile damacsan inu ku dhaqaaqo hawlo horumarin guri waa inu soo qaataa ogalaashaha meel kale dajin kiraystayaasha iyo ogalaasho shaqo dhisme ka hor intaanu saarin kiraystaha. Dhamaan kiraystayaashu waa inay helaan 90 cisho oo ah ogeysiiska hawsha keeni doonta inay guuraan. Kiraystayaasha dakhligoodu hooseeyo ee aan dakhligoodu ka badnayn %50 dakhliga dhexda ah, waxay heli doonaan gargaar lacag kaash ah oo meel kale dajin ah. Waa xad gudubka sharcigan in la kordhiyo (kharashka guriyaynta) ujeedada iska ilaalinta Ruqsadda Meel kale dejinta Kiraystaha soo. Wac SDCI tel. no. (206) 684-7899.

4. Dayactirka Hagaajinta iyo—Xeerka Dayactirka Guryaha iyo Dhismayaasha

Xeerkani waxa uu ku amrayaa mulkiilayaasha inay ka soo baxaan heerka tayada la qeexay iyo inay dhismayaasha ka dhigaan kuwo dayactiran. Haddii mulkiilahu uu samayn waayo dayactirka lama huraanka ah, Ka dib marka uu codsiga hagaajinta ama dayactirka u gudbiyo mulkiilaha, kiraystuhu waxa uu u soo sheegi karaa wixii dayactir loo baahan yahay SDCI isagoo kala soo xariiraya lambarka telefonka (206) 684-7899. Haddii kormeeraha qaybta arko sharci-jabin xeer, waxa lagu amri doonaa mulkiilaha inu ku dhaqaaqo dayactirka loo baahan yahay.

5. Third Party Billing Ordinance (Sharciga Khuseeya qofka ama qeybta 3aad)

Sharcigaan wuxuu u qeexayaa hantilayaasha, ayaga dhaxdooda iyo shirkadaha kale oo gaarka ah, Lacagta la bixiyo magaalada sida (Biyaha, bulaacada, khashinka iyo khadamaadka korontada) oo ka baxsan kirada guriga. Sharcigaan wuxuu saameynayaa dadka dagan sarta, oo ku leh 2 ilaa 3dax guri.

Qanuunka wuxuu sheegayaa in hantilahu ama kuwa kirada qaata si tafaasil ah ay ugu sharxaan kireestayaashu waxey tahay kirada iyo lacagta kale oo dheeraadka ah aan ku jiran kirada ay bixiyaan. Waa xad-gudub hadii oo hantilahu oo ka codsado lacag dheeraad asagoo la socod siinin kireestahu markiisa hore.

Kireestahu wuu ka doodi karaa hadii qof 3aad lacag ka codsado, asagoo ogeysinayaa wakillka hantilahu oo u sharxi kara sababta. Arintaan oo dooda ah waa inaad ku hargalisaa 30 casho gudaheeda laga bilaabo taariikhdu lagu soo diray biilka. waa in qofkaas ama wakiilka la xariiraa kireestahu sidey ugu wada hadlaan lacagtaas iyo inuu si tafaasil uugu sharxo. Kireestahu wuxuu u gudbin karaa cabashadaas Seattle Office of the Hearing Examiner (Xafiiska Seattle ee Dhegaysiga Baadhaha) ama Maxkamada u qaabilsan Hantilayaashu. Haddii kireestahu ku guuleysto marka waxaa la amrayaa in hantilahu oo siyo ganaaxi lagu xukumay.

6. Rental Registration and Inspection Ordinance (RRIO, Diiwaan gelinta Kirada iyo Xeerka Baadhida)

Rental Registration and Inspection program (Ujeedada Diiwaangelinta Kirada iyo Barnaamijka Baadhida) and Inspection program waa in la hubiyo in dhammaan kiraynta guryaha ee Magaalada Seattle ay yihiin badbaado oo ay buuxiyaan shuruudaha aasaasiga ah ee dayactirka guryaha. Laga bilaabo 2014 dhammaan dadka iska leh guryaha la

dego ee Seattle, oo leh ka reebanaan gaar ah oo xadidan, waa in ay ka diiwaangeliyaan hantidooda Magaalada. Diwaangelintu waxay fiicantahay shan sano. Ma jiro qof kiraytse ah oo laga caydhin karo dhismaha haddii dhismahu aanu ka diiwaangashanayn magaalada. Ka reebanaan yarm dhammaan dhismayaasha waa in la baadhaa ugu yaraan hal mar sanadkii. Baadhitaanada waxaa samayn karo baadhayaasha magaaladu ansixiyay ama Guryiyanta Magaalada/baadhayaasha aaaga. Macluumaadka ku saabsan PRIO waxaa laga heli karaa iyaddoo la soo wacayo (206) 684-4110 ama tegitaanka barta internetka barnaamijka www.seattle.gov/RRIO.

Washington Residential Landlord-Tenant Act

Qaybta 59.18 RCW

WAAJIBAADKA DAACANIMADA FIIICAN

Sharciga gobolku waxa uu uga baahanyahay mulkiilayaasha iyo kiraystayaasha in ay s daacadnimo ah ula dhaqmaan midba midka kale.

Kiraystayaasha intooda badan meel ay ku noolaadaan kiraysta waxay hoos yimaadan Washington State Residential Landlord-Tenant Act. Laakiin, waxa jira in kiraystayaasha qaarkood si gaar ah uga baxsan yihiin xeerkan.

Kuwa guud ahaan dadka degan ah aanuu Xeerkani saamaynin waa:

- Kiraystayaasha meel ka kiraystay banaanka guryaha wareega loogu talagalay caadi ahaan waxa qaabilsan Mobile Home Landlord-Tenant Act (Xeerka Kiraystaha-Kireeyaha Guryaha Wareega) Laakiin kiraystayaasha kiraystay meel banaan iyo guri wareegaba waxa caadi ahaan qaabilsan xeerka Guryaha Dagananta.
- Daganayaasha meela la seexo oo ku meel gaadh ah sida hudheelada iyo mooteelada goobaha dadweyne ama gaarka ah sida goob caafimaad, diin, waxbarasho, ciyaar ama xabsi; daganayaasha guri qoys kaliya kaasoo la kiraystay isagoo ku tirsan kirada dhul beereed; daganayaasha guryo loo bixiyay shaqo beereed oo xilli socota.
- Kiraystayaasha leh heshiis iibsasho guriga. Kiraystayaasha galay heshiis kiro guri qoys kaliya kuna darsaday ikhtiyaarka inay iibsadaan guriga, haddii qareenka kiraystuhu u aqbalay dhigmada heshiiska. Kiraystayaasha saxeexay heshiish leh heshiis ikhtiyaar laakiin aan wali ka faa'iidayan fursadaa ama ikhtiyaarka wali xeerka ayaa qaabilsan.
- Kiraystayaasha u shaqeeya kireeyaha, marka heshiiskoodu qeexayo in ay guriga ku noolaan karaan kaliya inta ay shaqada hayaan (sida maamule guri abaarmano).
- Kiraystayaasha kiraysanaya guri qoys kaliya sannad ama in ka badan, marka qareenkoodu u ogaalaaday ka-reebida.
- Kiraystayaasha u isticmaalaya guriga dano ganacsi.

XUQUUQDA DHAMAAN KIRAYSTAYAASHA

Iyadoon la eegaynin inay hoos yimaadaan Residential Landlord-Tenant Act iyo in kale, waxa dhamaan kiraystayaashu leeyihiin xuquuqdan aasaasiga ah ee hoos timaada xeerka gobolka: Xaqa guriga lagu noolaan karo; Ka-nabadgalid takooris sharci-daro ah; Xaqa in kireeyaha lagu dacweeyo dhaawac qof ama dhaawac maal ku yimi dayacaada kireeyaha; Ka-nabadgalid albaab u ka xidho kireeyuhu ama alaabta ka qabsado kireeyuhu.

NOOCYADA HESHIISKA KIRADA

Heshiiska Bil-Bisha ah. Heshiiska noocan ahi waa mid socda mudo aan xad loo yeelin, iyadoo kirada la iska doonayo bishii ama mudadii kale ee gaaban. Heshiiska laftiisu waxa u noqon karaa mid afka ah ama qoraaal ah, laakiin haddii ay meesha ku jirto kharash la rabo ama lacag la dhigayo ama deebaaji, waa in heshiisku noqdaa qoraaal. [RCW 59.18.260]

Heshiis ah bil-bisha ahi waa u (ilaa kiraystahu mulkiilaha siiyo) ilaa Kireeyuhu ama kiraystuhu bixiyo ogeysiis qoran ugu yaraan labaatan cisho ka hor dhamaadka mudada. Markay jirto badalis guriga loo badalayo nooc abaarmano kondominiyam ah ama marku jiro isbadal reebaya caruurta, waa in kireeyuhu siiyaa kiraystaha ogeysiis sagaashan cisho ah oo qoran. [RCW 59.18.200] Kirada iyo sharciga way isbadali karaan, waa in hantiilahu u qoro waraaq kireestaha ku ogeysinaayo in kirada iyo hashiiskii is badalay waa inuu ku ogeysiyaa mudo 30 casho gudaheeda. [RCW 59.18.200]

Heshiiska xiliga go'an. Heshiiska kirada waxa ku qoran in kiraystuhu joogo mudo go'an oo wakhti ah waxa kale oo heshiisku xad u yeelayaa awood u kireeyuhu u leeyahay inu badalo heshiiska kirada. Heshiis kiro waa inu qoraaal yahay si uu mid sax ah u noqdo. Inta lagu jiro mudada heshiiska kirada, kirada sare looma qaadi karo ama qodobada heshiiska lama badali karo iyadoo kireeyaha iyo kiraystuhu ay labadu ku heshiidaan mooyaane. Heshiisyada kirada ee sannad ah ama in ka badan waxa laga reebi karaa Xeerka Kireeyaha-Kiraystaha haddii qareenka kiraystuhu u aqbalay ka-reebida. Kirooyinka ka badan hal sano waa in nootaayo lagu soo qoraa. [RCW 59.18.210]

TAKOORISTA SHARCI-DARADA AH

Xeerka dawlada federalka ayaa u diidaya kireeyayaasha intooda badan inay qof u diidaan inuu guri kiraysto ama inay shuruudo gaar ah qof saaraan iyadoo sababtu tahay jinsi, midab, diin, lab iyo dhedig, naafo, xaalad xaasnimo (lahaansho caruur ama raadinta wareejinta masuuliyada caruurta), ama asal wadan. Xeerka cadaalada Guryaha [Fair Housing Act (Xeerka Guriyaynta Xaqa ah) 42 USC s. 3601 et.seq. 1988] Sharciga dowlada wuxuu aqoonsan yahay ilaalinta qof kastaba sida, Heerka qoyska, caqiidada, xanuunka neerfka, maskaxda, iyo curyaanimada. Haddii ad u malaaynaysid in lagu diiday guri kiro ah ama lagugu sameeyay takooris xagga guriga u geysu dacwad qoran Washington State Human Rights Commission. Waxa kale oo aad dacwad dhigi kartaa Department of Housing and Urban Development (Waaxda Cadaalada Guryaha ee Federaalka ee Qaybta Guryaha iyo Horumarinta Magaalada) ee qaybta xuquuqda bini'aadanka ee magaaladaada.

MASUULIYAD

Marka uu kiraystuhu saxeeexo heshiish kiro, kiraystahu waa inu wadaa bixinta kirada si uu u sii wado u qalmida si ay u sugnaato awooda u siiyay xeerkan oo ah inu qaadi talaabo waafaqsan xeerkan. Kiraystuhu waa inu mida kale fahmaa inu masuul ka yahay daryeelka guriga. Inkastoo kireeyuhu masuul ka yahay wixii khasaare ka yimaada mulkiilaha dayacaadiisa, kiraystu waa inuu diyaar u noqdo inu ogaalado masuuliyada wixii khasaare u geysto. [RCW 59.18.060]

QODOBADA SHARCI-DARADA AH EE HESHIISYADA KIRADA

Qodobada qaarkood laga heli karo heshiisyada kirada waxay ay yihiin sharci-daro xeerkana laguma hirgalin karo. [RCW 59.18.230] Kuwaa waxa ka mid ah:

- Qodob baabi'inaya xaq kiraystaha u siiyay Landlord-Tenant Act ama qodob diidaya xaq kiraystuhu u leeyahay inu iska daafaco dacwadaha u kireeyuhu maxkamada keeno.
- Qodob sheegaya in kiraystuhu uu bixin doono kharashka qareenka kiraystaha waxa kasta oo dhaca haddii muran u tago maxkamad.
- Qodob yaraynaya masuuliyada kireeyaha xagga waxyaabaha u kireeyuhu caadi ahaan masuul ka yahay
- Qodob ku qasbaya kiraystaha inu ogalaado garsoore gaar ah wakhtiga la saxeexayo heshiiska kirada.
- Qodob u ogalaanaya kireeyaha inu soo galo guriga ogeysiis sax ah la'aantii.
- Qodob qoraya in kireeyuhu bixiyo dhamaan wixii dhaawac laga helo guriga, xiitaa haddii aanuu sababin kiraystuhu ama martidiisu.
- Qodob banaynaya in kireeyuhu qabsado alaabtada kiraystaha haddii kiraystuhu la raago kirada.

ASTURNAANTA—GALISTA U KIREEYUHU GALI KARO GURIGA [RCW 59.18.150]

Kireeyuhu waa inu siiyaa kiraysta ogeysiis qoraal ah ugu yaraan laba cisho marku doonayo inay galaan guriga wakhti caqli-gal ah. Laakiin, kiraystayaashu waa inaanay si aan caqli-gal ahayn ugu diidan kireeyaha inu galo guriga marka uu kireeyuhu bixiyay ogeysiis ah ugu yaraan hal maalin oo u ku sheego inu doonayo inu galo guriga wakhti go'an si uu u tuso guriga qof guriga doonaya inu iibsado ama kiraysto. Xeerku waxa uu leeyahay waa inaan kiraystayaashu si aan caqli-gal ahayn ugu diidan kireeyaha inu galo guriga si uu u sameeyo dayactir, hagaajin ama adeeg guri. Markay jirto arrin degdeg ahi, ama haddii guriga laga baxsaday, kireeyuhu waxa uu gali karaa guriga ogeysiis la'aan.

DEEBAAJIGA AMA LACAGTA LA DHIGO IYO KHARASHYADA KALE

Deebaajiga La Soo Celin Karo

Landlord-Tenant Act hoostiisa, ereyga "deebaaji" waxa kaliya ee lagu dabiqli karaa lacagta loo soo celin karo kiraystaha. Haddii deebaaji la soo celin karo la qaado, xeerku waxa uu qorayaa:

- Waa in heshiiska kiradu tahay mid qoraal ah. Waa in heshiisku qorayaa waxa uu deebaaji waliba u taagan yahay iyo waxa laga rabo kiraystaha inu sameeyo si uu u helo lacagtiisa. [RCW 59.18.260]
- Deebaaji kasta waa in kiraysta laga siiya risiidh qoran. [RCW 59.18.270]
- Waa in la buuxiyaa warqad ama taxane/liis sharaxaya xaalada guriga lagu kiraystay. Waa in kireeyaha iyo kiraystuhu ay labaduba saxeexaan, waana in kiraystaha la siiyaa nuql ama koobi saxeehan. [RCW 59.18.260]
- Deebaajiga waa in la dhigaa xisaab bangi ama loo dhiibaa shirkad sii-haye dhexdhexaad ah. Kiraystaha waa in loo sheegaa qoraal ahaan meesha u yaalo deebaajigu. Haddii aanay jirin heshiis kale oo qoraal ah, wixii dulsaar deebaajiga fuula waxa iska leh kireeyaha. [RCW 59.18.270]

Lacag aan soo-celis lahayn.

Lacagahaa noocaasa looma soo celin doono kiraystaha wax kastoo dhaca. Haddii lacag aan soo-celis lahayn la qaadayo, waa in heshiiska kiradu yahay mid qoran waana in heshiisku qorayaa inaan lacagtaa la soo celin doonin. Lacag aan soo-celis lahayn sharci ahaan looguma yeedhi karo "deebaaji." [RCW 59.18.285]

WAAJIBAADKA KIREEYAHA [RCW 59.18.060]

Kiraystuhu waa inu:

- Hagaajiyaa guriga si aan loo jabin xeerka gobolka iyo ka degmada ka imanaya waxyaabo khatar galinaya caafimaadka iyo amaanka kiraystayaasha.
- Hagaajiyaa xubnaha dhismaha, sida saqafyada, dhulka iyo qiiq-saareyaasha, isagoo ku sugaya xaalad hagaagsan oo caqli-gal ah.
- Hagaajiyaa guriga isagoo ku sugaya xaalad cimilo-celis ah oo caqli-gal ah.
- Si caqli-gal ah u bixiyaa qufulo iyo fureyaal.
- Bixiyaa qalabka lagama-maarmaanka u ah bixinta kulka, korontada/dabka, biyaha kulul iyo kuwa qabow.
- Bixiyaa daasadaha qashinka ama xashiishka soona diyaariyaa qaadista qashinka, marka laga reebo guryaha qoyska kaliya ah.
- Ka dhigaa meelaha la wadaago, sida goobta sugista, salaamada ama jaranjarooyinka iyo meelaha dhexda ah, meelo si caqli-gal ah u nadiif ah laga ilaaliyay waxyaabaha khatarta ah.
- Dabargooyaa xawayaanka ama dulinka ka hor intaan kiraystuhu soo galin. Kireeyuhu waa inu sii wada dabargooynta dulinka marka laga reebo guryaha qoyska kaliya ah, ama marka dulinka u sababay kiraystuhu.
- Sii wada dayactirka si gurigu ugu waaro xaalad la mid ah tii u ku soo galay kiraystuhu—marka laga reebo duug-noqoshada iyo rifanka caadiga ah.
- Ka dhigaa kuwo hagaagsan qalabka korontada ama dabka, tuubooyinka iyo kulaylinta, hagaajiyaana wixii

qalab ah ee u la bixiyay kirada.

- U sheegaa kiraystaha magaca iyo cinwaanka kireeyaha ama wakiilka kireeyaha.
- U bixiyaa biyaha kulul sida caqli-galka ah ee u codsado kiraystuhu.
- Hantiilaha waa inow u diyaariyaa kireestayaasha macluumaad oo dhan oo ku, badbaadinta, ilaalinta, iyo iney hubiyaan in qalabka qaaca bixiya oo ku dhagan yahay markii qof cusub usoo guuro guriga. (Kireestaha ayaa ka mas-uul ah ilaalinta qalabkaas). Marka laga reebo guriyaha qoysaska kaliga ah, Qoraalkaas waa inuu u sharxaa habka u shaqeeya qalabka qaaca bixiya, iyo sida u shaqeeyo qalabka digniintaa dabka, iyo biyahaha ruusheynta. Nidaamka ka hortaga qaaca, qorsheynta amar deg deg ah, badbaadada iyo dejinta, hadii wax dhacaan. Meelaha qoysaska ku nool yahiin waa in la siyaa macluumaadka ku saabsan isticmaalka qalabka, habka ay u badbaadi lahaayeen iyo maabka tusa halkii ay mari lahaayeen.
- Waa in la siyaa kireestayaasha macluumaad ku saabsan wixii khatar u keenayaa caafimaadkooda oo guriga gudahiisa ku saabsan sida ay ansaxisay Department of Health (Waaxda Caafimaadka), iyo sidii ay uga hortigi lahayeen wax yaalaha cudurka keena oo khatarka ku ah caafimaadkooda, markii qof cusub u soo dago guriga. Hantiilaha waa inuu siyaa macluumaad ku saabsan arintaan, ama ugu soo diraa boostada qof walba. Macluumaadka waxaad ka heli kartaa www.doh.wa.gov/ehp/ts/IAQ/mold-notification.htm.
- Baadhitaan sameeyaa haddii kirayste ku dhex jiro fal la xidhiidha koox budh ah marka kirayste kale u soo gudbiyo kireeyaha ogeysiis qoraal ah iyo codsasho baadhitaan ku saabsan fal la xidhiidha koox budh ah. (Ka eeg RCW 58.18.180 faahfaahinta.)
- Sii qalabka lagu baadho kaarboon mono oksaydhka.

WAAJIBAANKA KIRAYSTAHA [RCW 59.18.130]

Kiraystaha waxa laga rabaa inuu:

- Bixiyo kirada, iyo wixii adeeg ah sida biyaha iyo korontada/dabka ee lagu heshiiyay.
- Raaco wixii xeer ah ee ay leedahay magaaladu, degmadu iyo gobalku.
- Ka dhigaa guriga kirada mid nafiid ah oo caafimaad leh.
- U saara qashinka/xashiishka sida la doonayo.
- Bixiyaa kharashka dabargoynta dulinka u isagu sababay.
- Si sax ah u isticmaalaa qalabka tuubooyinka, korontada/dabka iyo kulaylinta.
- Inaanuu si ogaan ah ama maxaa-iga-galay ah u dhaawicin guriga.
- Aanuu ogalaan "khasaare" (dhaawac muuqda oo loo geysto guriga) ama "xasarad" (dhib la dareemi karo oo kiraystayaasha kale lagaga xayiro ku-noolaashada wacan ee guriga).
- Hagaajiyaa qalabka qiiqa sheega iyo kaarboon mono ogsaydhka taasoo ay ku jirto badalista baytariga.
- Aanuu aaga guriga kaga kicin fal halis u ah amaanka qofnimo ee dadka kale ee aaga guriga jooga falkaasoo ay ku jirto faro-saar qof lagu sameeyo ama isticmaalid sharci-daro ah oo la isticmaalo hub ama wixii hub halis ah keenayna qabasho. [RCW 59.18.352]

- Marka u guurayo, waa inu ku soo celiya guriga xaalidii ugu yimi, marka laga reebo duug-noqoshada iyo rifanka caadiga ah.

HANJAABAD U KU KACO KIRAYSTUHU AMA KIREEYUHU [RCW 59.18.352 & 354]

Haddii kirayste ugu hanjabo hub ama wax kale oo halis ah kirayste kale, ka dibna la qabto kiraystii hanjabay, kireeyuhu waxa uu joojin karaa heshiiska kirada ee kiraystaha eedasanaha ah (inkasta oo aanay qasab ku ahayn kireeyaha inu qaado talaabadan). Haddii kireeyuhu aanu dhigan dacwada ka-sii-haysasho sharci-daro ah (unlawful detainer), waxa kiraystaha loo hanjabay u banaan inu ogeysiis qoran bixiyo iskana guuro isaga oo aan wax masuuliyad kale uga imanaynin heshiiska kirada. Haddii kireeye si la mid ah ugu hanjabo kirayste, kiraystaha waxa u banaan inu ogeysiis bixiyo iskana guuro. Labadaa xaaladoodba, kiraystaha loo hanjabay qasab kuma aha inu bixiyo kiro laga bilaabo maalinta u guuro maalinta ku xigta, waxana uu xaq u leeyahay in dib loogu celiyo wixii kiro hormaris loo sii bixiyay.

BADALIDA HESHIISHKA BISHA AH

Guud ahaan, haddii kireeye u doonayo inu waxa ka badalo qodobada heshiis kiro oo bil ah, tusaale ahaan isagoo kordhinaya kirada ama qodobada wax ka badalaya, waa in kiraystaha la siiyaa ogeysiis qoran ugu yaraan 30 cisho. Isbadaladaasoo waxa kaliya ee ay hirgali karaan bilawga mudada kirada (maalinta lacagta kirada la rabo). Ogeysiiska ka yar soddon cisho waxa uu hirgali doonaa mudada kirada ee ku xigta ta lagu jiro.

Haddii kireeyuhu u doonayo inu guriga u badalo abaarmano ah kondominiyam, waa in kiraystaha la siiyaa ogeysiis ah 120 cisho. [RCW 59.18.200]

BADALIDA HESHIISHKA KIRADA HESHIISHKA XILIGA GO'AN

Marka u jiro heshiis, inta badan, badalis laguma samayn karo heshiiska kirada inta lagu jiro mudadiisa iyadoo ay kireeyuhu iyo kiraystuhu isku afgartaan badalista la doonayo mooyaane.

Haddii guriga la iibiyo. Libka gurigu si toos ah uma baabi'in karo heshiis kiro. Marka guri la iibiyo, waa in kiraystayaasha loo soo sheegaa magaca iyo cinwaanka mulkiilaha cusub, iyadoo la isticmaalayo warqad gacan-ka-dhiib ah oo boostu keento, ama qoraal ku dajisan guriga oo la badalo. Dhamaan deebaajiga loo dhiibay mulkiilihii hore waxa uu ku wareegayaa mulkiilaha cusub, kaasoo laga rabo inu ku shubo xisaab bangi oo amaano ah ama u leeyahay dhexdhexaadiye sii-haye ah. Waa in mulkiilaha cusubi isla markiiba u sheegaa kiraystayaasha meesha deebaajigu yaalo.

SIDA LOO QABTO DAYACTIRKA IYO HAGAAJINTA

Kiraystuhu waa inaanuu la raagin bixinta kirada iyo dhamaan wixii adeegyo sida korantada/dabka ama gaasta oo kale ee u ogalaaday bixintooda ka hor intaan loo qaban wixii dayactir ah ee hoos yimaadaa sharciga, sida hagaajinta la codsan karo. [RCW 59.18.080]

Ogeysiiska La Rabo [RCW 59.18.070] Marka alaab guriga leeyahay ama guriga naftiisu u baahan yahay in la dayactiro, talaabada ugu horaysa ee kiraystuhu qaadaa waxa weeye ogeysiis qoran oo ku saabsan dhibataada oo u siiyo Kireeyaha ama qofka kirada qaada.

Ogeysiiska waa inay ku qoran tahay cinwaanka iyo lambarka guriga kirada ah; maqaca mulkiilaha, haddii la garanayo; iyo faahfaahin ku saabsan dhibaataada. Marka ogeysiiska u bixiyo, waa in kiraystuhu sugaa in mulkiiluhu ku sameeyo hagaajinta wakhtiga la ogol yahay. Wakhtiyadaa sugista ah ee la ogol yahay waa sidan: sugista hagaajinta la'aanta biyaha kulul ama qabow, kulaylka, ama korantada/dabka, ama wixii halis dhow ku ah noloshu waa 24 saacadood; sugista hagaajinta qaboojiyaha, foonada/tinaarka ama hoga kirayaha, ama tuubooyin muhiim ah oo u leeyahay kireeyuhu waa 72 saacadood; hagaajinta kale oo dhamaa waa toban cisho.

Ikhtiyaarka Kiraystaha [RCW 59.18.090] Haddii hagaajinta lagu bilaabi waayo wakhtiga la ogol yahay isla markaana kiraystaha aan lagu lahayn kiro iyo lacag kale oo raagtay, waxa u furan kiraystaha ikhtiyaarkan soo socda:

- 1) Kiraystuhu waxa uu ogeysiis qoran siin karaa kireeyaha isla markiina waa u guuri karaa. Kiraystayaashu waxay xaq u leeyihiin in loo celiyo kirada hormaris loo bixiyay, iyo waliba deebaajiga caadi ahaan u soo noqon lahaa.
- 2) Waxa la isticmaali karta sharci ama dhexdhexaadin si loo xaliyo dhibaataada.
- 3) Kiraystuhu waxa u kiraysan karaa qof hagaajinta qabta. Waxa uu kiraystuhu marrar badan samayn karaa inuu shaqada hagaajinta qof ugu yeedho ka dibna ka jaro kharashka lacagta kirada. [RCW 59.18.100] (Habkan looma isticmaali karo in lagu qasbo kireeyaha inu bixiyo daasado qashin oo qashinka ku filan.)

Fiiri Muhiim ah: Haddii hagaajintu tahay mid mudada sugisteedu tahay 10 cisho, kiraystuhu shaqada hagaajinta qof qandaraas kuma siin karo iyadoon toban cisho ka soo wareegin maalintii kireeyaha la siiyay ogeysiiska, ama aanay ka soo wareegin shan cisho maalintii uu kireeyuhu helay qiimaha qiyaasta ah ee hawsha lagu qaban doono, hadba waxa la raacaya ka dambeeya labadan.

Si kiraystuhu u adeegsado habkan waa inuu: U geeyaa kireeyaha, haddii loo baahdo, qiyaasta qiimaha hawsha lagu qaban doono kaasoo mid daacad ah uuna soo sameeyay xirfadle leh ogalaasho xirfadeed. Marka u dhamaado mudada sugistu, waxa uu kiraystuhu qandaraaska hawsha hagaajinta siin karaa qandaraaslaaha ugu qiimo jaban si uu hawsha u qabto. Marka shaqada la dhameeyo, kiraystuhu waxa uu lacag siinayaa xirfadlaha waxana uu kharashka ka jarayaa lacagta kirada. Kireeyaha waa in la siiyaa fursad uu ku eego shaqada la qabtay. Kharashka halkii shaqo ee hagaajin ahi waa inaanay ka badnaan hal bil kiradeed; isku-darka kharashka hagaajintu kama badnaan karto laba bilood kiradeed mudo ah 12 bilood.

Haddii loo baahan yahay hagaajin weyn oo saamaynaysa dhawr kirayste, kiraystayaashu waa is kaashan karaan, raaci karaana habka saxda ah, ka dibna soo dhamayn karaa in shaqada la qabto. Ka dibna kiraysta waliba waxa uu kiradiisa ka jari karaa kharashka qaybtiisa.

- 4) Kiraystaha laftiisa ayaa qaban karaa shaqada hagaajinta ka dibna kharashka ka jari karaa kirada, haddii shaqadu aanay u baahnayn inu qabto xirfadle ogaalasho ama liisan haysta. Waxa la raacayaa isla habka loo raacay (2) ee kor ku qoran. Laakiin, xadka kharashka la ogol yahay waa bil kiro badhkeed.
- 5) Kiro ku Jirta Sii-hayn Dhexdhexaad ah -- Ka dib marka la bixiyo ogeysiiska waxyaabaha hagaajin u baahan, iyo ka dib marka dawladu si sax ah u xaqiijiso waxyaabaha dhibaataada qaba, ay dhamaatana mudooyinka sugistu, markaa ka dib waxa kiraystayaashu ay ku shubi karaan kirada bisha xisaab sii-hayn dhexdhexaad ah.

FALALKA SHARCI-DARADA AH EE KIREEYUHU KU KACO

Albaab Ka-xidhasho. [RCW 59.18.290] Xeerku waxa ka mamnuucayaa kireeyayaasha inay badalaan qufulada, alaabada qufulo cusub ku xidhaan, ama habkay doonto ha noqotee ay ka horjoogsadaan kiraystaha inuu isticmaalo qufulada iyo fureyaasha caadiga ah. Xiitaa haddii kiraystuhu u la raagay kirada, albaab ka-xidhashada noocan ahi waa sharci-daro.

Kiraysta albaabka laga xidhay waxa uu dhigan karaa dacwad galista guriga loogu ogalaado. Dawladaha hoose qaarkood waxa ay iyaguna leeyihiin xeer mamnuucaya albaab ka-xidhashada waxana ay gargaar siin karaan kiraystaha albaabka guri kiro ah laga xidhay. Wixii war ah kala xidhiidh magaladaada ama dawlada degmadaada.

Xidhida Adeegyada Biyaha iyo Korontada, iwm. [RCW 59.18.300] Waa inaanu kireeyuhu xidhin adeegyada sida biyaha iyo korontada, iwm., sababta oo ah kiraystaha oo la raagay kirada, ama aanuu ku qasbin kirayste inuu guuro. Adeegyada sida biyaha iyo korontada/dabka, iwm., waxa uu kireeyuhu xidhi karaa kaliya marka hagaajin la samaynayo, markaana waxay xidhnaan karaan kaliya wakhti caqli-gal ah. Haddii kireeyaha si ogaan ah aanuu u bixin kharashka ama biilasha adeegyada sida biyaha iyo korontada/dabka, iwm., si adeega loo xidho, taa waxa laga soo qaadi karaa mid ah xidhis sharci-daro ah. Haddii adeegyada sida biyaha iyo korontada/dabka, iwm., u xidhay kireeyuhu, marka hore waa in kiraystuhu la xidhiidhaa shirkada adeega qaabilsan si uu u soo ogaado in adeegaa la soo celinayo iyo in kale. Haddii markaa ay u eekaato in xidhistu tahay sharci-daro, waxa uu kiraystuhu dhigan karaa dacwad. Haddii u kiraystaha ay maxkamadu garta siiyo, xaakinku waxa uu ku xukumi karaa in kiraystaha la siiyo \$100 maalin kasta oo uu adeegu ka maqnaa, iyo waliba kharashkiisa qareenka.

Qaadashada maalka kiraystaha. [RCW 59.18.310] Xeerku marka kaliya ee u ogol yahay in kireeyuhu qaato maalka kiraystaha waa markay jirto baxsi. Qodob ku qoran heshiis kiro oo u ogalaanaya kireeyaha inu xaalad kale ku qaadato maalka kiraystaha waa mid aan sharci-gaaraa waafaqsanayn. Haddii kireeyuhu si sharci-daro ah u qaato maalka kiraystaha, kiraystuhu waxa uu marka hore la xidhiidh karaa kireeyaha. Haddii maalka aan kireeyuhu soo celin ka dib marka la siiyo codsi qoran, maxkamad ayaa ku xukumi karta kireeyaha inuu siiyo kiraystaha \$100 maalin kasta oo maalkiisa laga haystaya—taasoo isku-darka gaadhi karta \$1,000. [RCW 59.18.230(4)]

Kiraynta Guriga la mamnuucay. [RCW 59.18.085] Kireeyuhu ma kirayn karo guryo la mamnuucay ama ay sharci-daro tahay in la galo sababta oo ah waxay leeyihiin dhibaato jabinaysa xeerka guryaha. Kireeyaha waxa lagu ganaaxi karaa saddex bilood kiradood ama ganaac saddex-jibaar ah, hadba ka weyn, iyo waliba kharashka kale iyo kharashka qareenada markii uu si ogaan u kireeyay guriga.

Falalka Aargoosashada ah. [RCW 59.18.240 -250] Xeerku waxa uu kireeyaha ka mamnuucaya inu ku dhaqaaqo falal aargoosasho ah haddii kiraystuhu u ka faa'idaysto xuquuqda u sharcigu u ogol yahay, sida xafiis dawladeed oo u dacwodo ama kirada oo u ka jaro kharash kaga baxay hagaajinta guriga. Falal aargoosasho ah waxa ka mid ah kirada oo la kordhiyo, adeegyada la siin jiray kiraystaha oo la yareeyo, ama kiraystaha oo guriga laga saaro. Xeerku waxa uu ka soo qaadayaa in talaabooyinkaasi yihiin aargoosasho haddii ay dhacaan 90 cisho ka dib markii u kiraystuhu talaabo qaaday, haddii aanuu kiraystuhu ku jirin xaalad jabinaysay qodobka markii isbadalka la helay. Haddii arrinta la geeyo maxkamad, ka dibna u garta xaalku siiyo kiraystaha, kireeyaha waxa lagu amri karaa inuu dib uga noqdo falka aargoosashada ah, iyo waliba inuu bixiyo wixii khasaare soo gaadhay kiraystaha isla markaana bixiyo kharashka qareenka kiraystaha.

JOOJINTA HESHIISKA KIRADA

Ogeysiiska Haboon ee Lagu Baxo. Haddii kiraystuhu u guriga ka guuro dhammaadka mudada heshiiska kirada, inta badan looma baahna in la siiyo kireeyaha ogeysiis qoran. Laakiin, waa in la eegaa heshiiska kirada si loo habsado in loo baahan yahay ogeysiis rasmiya iyo in kale. Haddii kiraystuhu u sii joogo marka mudadu heshiisku dhamaado, isla markaana u kireeyuhu qaato lacagta kirada ee bisha ku xigta, markaa ka dib waxa laga soo qaadayaa in kiraystaha mudadiisa kiradu tahay mid bil-bil ah.

Kiraystaha baxa ka hor intaanay dhamaan mudada heshiiska kiradu isaga ayaa ka masuul ah kirada inta ka hadhsan mudada xiliga heshiiska kirada. Laakiin, waa in kireeyuhu sameeya dadaal caqli-gal ah oo u dib ugu kireeyo guriga qiime caqli-gal ah. Haddii taa aan la samayn, kiraystuhu masuul kama aha kirada marka la dhafo wakhti caqli-gal ah. [RCW 59.18.310(1)]

Ogeysiin la siiyo kireestayaasha – marka laga reebo ciidan qalabka sida. Kirada guriga waa laga joojin karaa qofka ciidamada ku jira. (marka lagu daro ciidamada qaranka iyo ciidamada keydka). Kireestahu hadii shaqadiisa loo badalo waa in u ogeysiya hantiilaha mudo 7 casho horteed. Xaaladani, waxaa kaloo heshiiska jabin kara qoyska ama caruurta oo mas'uulka ay ka yihiin. [RCW 59.18.220]

Ogeysiiska Haboon ee Laga Baxo Heshiiska Bil-ka-bil ah. Marka u kiraystuhu doonayo inu joojiyo heshiis kiro oo bil-bil ah, waa inuu siiyaa kireeyaha ogeysiis qoran.

Ogeysiiska waa in la helaa ugu yaraan 20 cisho ka hor intaan la gaadhin dhammaadka mudada heshiiska kirada (waa maalinta ka horeysa maalinta lacagta kirada la rabo). Maalinta la dhiibo ogeysiiska tirada laguma dari karo. Kireeyuhu kama codsan karo kiraystaha inu bixiyo ogeysiis ka badan 20 cisho marka u guurayo. Marka u kireeyuhu u doonayo kirayste bil-bil ah inuu guuro, waxa loo baahan yahay ogeysiis 20 cisho ah (kaliya wixii kabaxsan Seattle). Haddii u kiraystuhu u guuro isagoon bixin ogeysiis haboon, sharcigu waxa u qorayaa in kiraystuhu masuul ka yahay kirada labadan mudo hadba ta yar: 30 cisho laga bilaabo maalinta lacagta kirada la rabo, ama 30 cisho laga bilaabo maalinta kireeyuhu ogaado in kiraystuhu guuray. Laakiin, kireeyaha waxa waajib ka saaran yahay inuu isku dayo oo soo helo kirayste cusub. Haddii guriga la kiraysto ka hor dhamaad 30-ka cisho, kiraystihii

hore waa inuu bixiyaa kirada ilaa maalinta u kiraystaha cusub bilaabay bixinta lacagta kirada.

Ogeysiiska dhabta ah oo la siiyo Ciidamada ay kaga Bixi karaan Guriga Bilwalba – Marka laga reebo Ciidanka Qalabka sida. Mudo bil gudaheed ayaa loogu joojin karaa hadii qofka oo ka tirsan yahay (ciidamada qaranka ama ciidamada keydka), hadii kireestahu oo loo diro shaqo qaran ah, mudo 20 casho horteed ayuu ogeysiin karaa hantiilaha inow ka baxay heshiiskii u dhaxeeyay oo ah kirada guriga (Contract). Waxaa kaloo jabin kara qoyskiisa ama caruurta oo mas'uulka ka yahay. [RCW 59.18.200]

Dhowrista Dhibanaha. Haddii ay kireestahu uu siiyay hantiilaha warqad digniin ah oo ugu sharxaayo asaga ama ayada ama qoyskooda ay ka mid yihiin dadka dhibaataada loo geystay sida, rabsho ama dilid, xoogitaan ama la gaaday oo wax loo geystay, wey jibin karaan heshiiskii ka dhaxeeyay hadii ay jirto wax cad oo loogu xad-gudbay ama kireestahu oo la xariiray dowlada ama kuwa ku shaqo leh iney badbaadiyaan. Waa in la siiyaa hantiilaha warqad digniin oo cadeyneysa in laga dacwooday. Kireestahu waa inuu jabiya kontaraatka ama heshiiska u dhaxeeyay mudo u dhaxeysa 90 cahso iyo inuu tusiyo warqada digniinta oo ka helay dowlada. Qodobka [59.18.570 - 585].

CELINTA DEEBAAJIGA AMA LACAGTII LA DHIGAY [RCW 59.18.280]

Marka kirayste guuro, kireeyuhu waxa uu haystaa 21 cisho oo ku soo celiyo deebaajiga ama lacagtii uu dhigay kiraystuhu, ama waa inu siiyaa kiraystaha warqad qoran oo sharaxaysa sababta lacagta in ka mid ah ama dhamaanteed loo haysto. Waxa lagula talinayaa kiraystaha inuu uga tago kireeyaha cinwaan wax loogu soo hagaajin karo marka u guurayo.

Qaybta kiradu waa inay ahaataa mid lagu soo celiyo xaalidii u kiraystuhu ugu yimi, marka laga reebo duug-noqoshada iyo rifanka caadiga ah. Deebaajiga ama lacagta la dhigay looma isticmaali karo in laga goosto duug-noqoshada iyo rifanka; ama khasaare jiray markii uu kiraystuhu soo dagay.

Kireeyuhu waa uu waafaqsan yahay xeerka haddii lacagta laga doonayay, warqada qoran oo sharaxaad ah, ama labada uu ku soo dirayo Boosta Maraykanka isagoo ku soo diraya nooca waraaqaha Dabaqada Koobaad mudo ah 21 cisho gudahood. Haddii u kiraystuhu uu kireeyaha hor keeno maxkamada, ka dibna la xukumo in kireeyuhu aanuu ogaan u bixin warqada qoran ama aanuu soo celin lacagtii, waxay maxkamadu u xukumi kartaa kiraystaha in la siiyo qadar gaadhaya ilaa labanlaabka deebaajigii ama lacagtii la dhigay.

KA-SAARISTA

Marka aan la bixin kirada. Haddii kiraystuhu u xiita maalin kaliya la raagay lacagta, waxa uu kireeyuhu ku soo saari karaa ogeysiis ah inu saddex cisho lacagta kirada ku bixiyo ama guuro. Haddii u kiraystuhu ku bixiyo dhamaan lacagta kirada lagu yeeshay saddex cisho gudahood, waa in kireeyuhu aqbalaa kiraystahana guriga lagama saari karo. Qasab kuma ah kireeyaha inu aqbaloo lacag kiro oo kala dhiman.

Marka aan laga soo bixin shuruuda heshiiska kirada. Haddii kiraystahu ka horyimaado shuruuda heshiiska kirada (tusaale ahaan, waxa uu haystaa bisad halka u heshiisku qorayo inaan la ogolayn xayawaanka guri-joogta ah), waxa uu kireeyuhu siin karaa kiraystaha ogeysiis toban cisho ah oo ah inu fuliyo shuruuda ama guuro. Haddii uu kiraystuhu ku fuliyo shuruuda mudadaa gudaheed, kireeyuhu ma sii wadi karo guri ka-saarista.

Marka la geysto "khasaare ama xasarad." Haddii u kiraystuhu burburiyo maalka mulkiilaha, uu ku sameeyo aaga guriga falal sharci-daro ah ay ku jiraan falalka la xidhiidha kooxo budhcad ah ama maandooriyayaal/daroogo, u dhaawac u geysto qiimaha guriga ama ka xanibo kiraystayaasha kale isticmaalka guriga, waxa uu kireeyuhu siin karaa kiraystaha ogeysiis saddex cisho ah oo uu ku guuro. Kiraystuhu waa inuu guuraa marka la siiyo ogeysiis noocan ah. Ma jiro ikhtiyaar lagu sii joogo oo dhibaataada lagu saxo.

Ku xad-gudubka Sharciga oo u yaalo Khamriga iyo daroogada guriga la kireestay. Haddii u kireestahu ku jiray guriga mudo ka yar 2 sanadood oo aheyd waqtigii buksiimada oo daroogada ama khamriga laga daawaynaayay, oo laga helo daroogo amd khamri guriga dhaxdiisa wuxuu xaq u leeyahay hantiilaha inuu jibiyo heshiiski u dhaxeeyay, mudo 3 casho gudaheed. Haddii kireestahu uu kasoo noqon waayay dhibaataada oo u geystay hantiilaha mudo 1 maalin dhaxdeed ayuu kaga saari karaa guriga. Hadduu joojin waayo mudo 6 bilood gudaheed, hantiilaahu wuxuu xaq u leeyahay inow siyo digniin oo kaga bixin karo guriga mudo 3 casho gudaheed, kireestahu wax xaq oo ka codsan karo hantiilaahu majirto.

Ogaysiis. Si kireeye uu talaabo sharci ah uga qaado kirayste guuri waayay, waa in la siiyaa ogeysiis waafaqsan xeerka ka-sii-haysashada sharci-darada ah (unlawful detainer) RCW 59.12.040.

Haddii uu kiraystuhu ku sii jiro guriga kirada ah isagoo iska indho-tiray ogeysiis ah ka bax, waa in kireeyuhu tagaa maxkamada si uu u bilaabo talaabada sharci ee loo yaqaano "ka-sii-haysashada sharci-darada ah" (unlawful detainer). Haddii maxkamadu garta siiso kireeyaha, askari ah ayaa la fari doonaa inu kiraystaha ka saaro guriga kirada ah haddii aanuu kiraystuhu si ikhtiyaar ah u guurin. Habka kaliya ee kireeyuhu uu kiraystaha alaabtiisa banaanka guriga ugu saari karo waa isagoo soo mara maxkamadaha iyo xafiiska bolliiska degmada.

MAGACAABISTA SHAKHSI METELA KIRAYSTAHA MARKA KIRAYSTAHU UU DHINTO (RCW 59.18.590)

Kiraystaha ah qofka keliya ee degen guriga waxa uu magacaabi karaa qof kaas oo metela marka uu si madax banaan kiraystahu u dhinto ama codsiga mulkiilaha. Magacabistu waa in ay qoraal ahaataa tasa oo ka gaar ah heshiiska kirada. Waa in uu ku jiraa qofka la magacaabay magaciisu, cinwaanka boosta, iyo cinwaanka loo isticmaalo helitaanka iimaylada, lambarka telefoonka, iyo warbixin saxeexan oo oggolaanaysa mulkiilaha dhacdada dhimashada kiraystaha (marka kiraystahu uu yahay qof keliya ee degen guriga) in loo oggolaado qofka la magacaabay in uu galo guriga kiraystaha, oo uu qaaddo hantida kiraystaha, lacagta

la celiyo wixii hadhsanaa ee kiraystahu lahaa, oo uu qaado hantida kiraystaha si waafaqsan dardaarankii u dambeeyay ee kirasytaha iyo caddaynta wax sharci ah oo lagu dabaqi karo sharciga isku xiga, iyo warbixinta cad ee magaabistu baaqi sii ahaato ilaa uu burriyo qoraal ahaan kiraystahu mooyee ama uu ku beddelo magaacaabis cusub. Qofkala magacaabay xaqiisu lagu metalayo kiraystaha dhintay waxay joogsataa doorshada wakiilka gaarka ah ee hantida qofka dhintay ama caddaynta qofka macquul ahaan sheeganaya in uu yahay ka dhaxalaya kiraystaha dhintay si waafaqsan sharciga.

KA BAXSASHO LA XIDHIIDHA KU GUUL DARAYSIGA IN KIRADA LA BIXIYO [RCW 59.18.310]

Ka baxsasho ay dhacdaa marka kiraystuhu u kiradii dib ula dhacay isla markaana si cad u muujiyay af iyo ficilba inaanuu dan ka lahayn inuu sii wado ku sii noolaashada guriga kirada.

Marka guri laga baxsado, kireeyuhu waa u soo gali karaa guriga isla markaana saari karaa wixii maal laga baxsaday. Waa in alaabta lagu xereeyaa meel si caqli-gal ah ahaan u ah. Waa in ogeysiis loo diraa kiraystaha kaasoo sheegaya meesha alaabtu lagu xereeyay iyo goorta la iibin doono. Haddii kireeyuhu aanuu haynin cinwaanka cusub ee kiraystaha, ogeysiiska waa in loo diraa cinwaanka guriga kirada ah ee laga baxsaday, si Boosta Maraykanku ugu sii gudbiso qofka.

Mudada uu sugi doono kireeyuhu intaanuu iibin alaabta laga baxsaday waxay ku xidhan tahay qiimaha alaabta. Haddii isku-darka qiimaha alaabtu ka yar yahay \$250, waa in kireeyuhu warqad ogeysiis ah oo sheegaysa iibka u diraa kiraystaha ka dibna sugaa todoba cisho. Sawirada qoyska, alaabta xusuusta ah, iyo waraaqaha qofka lama iibin karo ilaa afartan iyo shan (45) cisho ka dib marka u kireeyuhu boosta ku diro warqada ogeysiiska ka-baxsashada.

Lacagta ka soo baxda iibka alaabta waxa ay dabooli doontaa lacagta uu leeyahay kireeyuhu, sida kiro aan la bixin iyo kharashka xeraynta iyo iibinta alaabta. Haddii intaa lacagi ka soo hadho, kireeyuhu waa inu u hayaa kiraystaha mudo sannad ah. Haddii lagu soo doonan waayo mudadaa gudaheeda, waxa iska leh kireeyaha.

Haddii uu kireeyuhu qaato alaabta kiraystaha ka dibna ay maxkamadi go'aamiso inaanay dhicin ka-baxsasho, waxa lagu xukumi karaa kireeyaha inuu u magdhabo kireeyaha alaabta ka luntay, iyo waliba inuu bixiyo wixii kharash maxkamadeed iyo qareen kaga baxay.

Habkan kuma haboona habbaynta hantida kiraystaha dhintay. Eeg "Ka baxsiga la Xidhiidha Dhimashada Kiraystaha" hoos.

CIDLAYN LA XIRIIRTA KA SAARIS [RCW 59.18.312]

Marka kirayste loo keeno waraaq qoraal ah oo dib u soo cesho ah kadib markii amar ka saaritaan ah uu dhacay, kiraystaha waxuu heli doonaa ogaysiis qoran ee waajibbaadka milkiilaha ah ee la xiriira kaydinta alaabta kiraystaha ee laga tagay kadib markii guriga laga saaray. Kiraystaha waxaa la siin doonaa foom uu uga codsanayo milkiilaha inuu kaydiyo alaabta kiraystaha.

Milkiilaha waxaa looga baahan yahay inuu kaydiyo alaabta kiraystaha haddii kiraystaha uu si qoraal ah uga codsado seddex (3) maalmood gudahood marka la siiyo amarka dib u soo ceshadka ama haddii uu milkiilaha uu og yahay in kiraystaha uu curyaan yahay taasoo ka xanibi karta inuu sameeyo codsi qoraal ah isla markaana uu kiraystuhu uusan waxba ka qabin in alaabtiisa loo kaydiyo. Codsiga qoraalka ee kaydsiga waxaa dhici karta in si qof ahaan ah loo keeno, ama boostada lagu soo diro ama faakis ahaan loogu soo diro milkiilaha cinwaanka ama lambarka faakiska ee ku cayiman foomka codsigan ee uu bixiyay milkiilaha.

Kadib marka la fuliyo amarka dib u soo celinta, milkiilaha waxa uu geli karaa dhismaha waxuuna qaadanaaya lahaanshaha waxii alaab ah ee uu ka tagey kiraystaha. Iyadoo aan la haysan codsi qoraal ah ee ka yimid kiraystaha, milkiilaha waxuu dooran karaa inuu kaydiyo alaabta kiraystaha ama waxuu gayn karaa alaabta kiraystaha meelaha alaabta bulshada ee ugu dhow. Haddii uu milkiilaha uu doorto inuu kaydiyo alaabta kiraystaha, haddii la codsadey ama aanan la codsan, waxaa dhici karta inaan loo soo celin kiraystaha illaa uu kiraystaha bixiyo qiimaha saxda ah ama u dhow qaadista iyo kaydinta alaabtiisa, hadba kii yar soddon (30) maalmood gudahood.

Haddii qiimaha guud ee dhismaha uu ka badan yahay \$250, milkiilaha waa inuu soo ogaysiiyaa kiraystaha iibsiga dhici doona isagoo qof ahaan ugu keenaya ama boostada ugu soo diraya cinwaankii ugu dambeeyay ee kiraystuhu lahaa. Soddon (30) maalmood kadib taariikhda ogaysiiska, milkiilaha waa uu iibin karaa dhismaha, oo ay ku jiraan waraaqaha shakhsiga, sawirada qoyska, waxyaalaha taariikh ahaan loo xafiday, ama waa uu tuuri karaa waxii alaab ah ee aanan la iibsan.

Haddii qiimaha guud ee dhismaha uu yahay \$250 ama wax ka yar, milkiilaha waa inuu soo ogaysiiyaa kiraystaha iibsiga dhici doona isagoo qof ahaan ugu keenaya ama boostada ugu soo diraya cinwaankii ugu dambeeyay ee kiraystuhu lahaa. Waxii ka dambeeya todobo (7) maalmood taariikhda ogaysiiska, milkiilaha waa uu iibin karaa ama tuuri karaa alaabta, aan ka ahayn waraaqaha shakhsiga, sawirada qoyska, iyo waxyaalaha taariikh ahaan loo xafiday.

Waxii ka soo baxay iibinta alaabta waxaa loo isticmaali karaa lacagta loogu qaamaysan yahay milkiilaha ee qiimaha saxda ah ama u dhow qaadista iyo kaydinta alaabta, hadba kii yar. Qiimaha kama badan karaan qiimaha saxda ah ama u dhow qaadista iyo kaydinta alaabta, hadba kii yar. Waxii kale ee dheeraad ah aa ka soo baxay iibitaanka, milkiilaha waa inuu u hayaa kiraystaha hal (1) sano. Haddii uusan kiraystuhu soo samayn wax codsi ah ee uu ku helayo waxii dheeraadka ah ee ka soo baxay iibinta hal sano (1) gudahood, waxaa soo haray waxaa loo tixgelin doonaa sidii alaab la tuuray Washington State Department of Revenue (Waaxda Dakhliga Gobolka Washington)

Fadlan tixraac RCW 59.18.312.

KA BAXSIGA LA XIDHIIDGA DHIMASHADA KIRAYSTAHA (RCW 59.18.595)

Marka mulkiilahu uu ogaado dhismashada kiraystaha kaas oo ahaa qofka keliya ee guriga degenaa, mulkiilahu waa in uu si degdeg ah warqadu diraaama shakhsi ahaan u gudbiyaa ogaysiis qoran qof kasta oo wakiil gaar ah oo la ogyahay ah, qofka magacaaban, qofka gurmada la xidhiidhayo, ama qof dhaxle ah oo kirashau leeyahay. Ogaysiiska waa in uu ku jiraa magaca qofka kiraystaha dhintay iyo cinwaanka guriga la degenyahay, taariikhda ugu dhow ee kiraystahu dhintay, qadarka kirada bil kasta iyo taariikhda la bixiyo. Ogaysiiska waa in uu ku jiraa warbixinta in kiradu ay soo af jarmi doonto 15 maalmood laga bilaabo taariikhda ogaysiiska la soo diray ama qof ahaan loo gudbiyay, ama taariikhda kirada la bixiyay, ku kastaa ha dambeeyee, ilaa 15 maalmood muddada ah wakiilka kiraystahu waxa u qaban qaabo la sameeyaa mulkiilaha in kirada qadimaad lagu bixiyo in aan ka badnayn 60 maalmood laga bilaabo taariikhda dhimashada kiraystaha si loo qaban qaabiyo qaadista hantida kiraystaha dhintay, iyo in kiradu ay dhammaan doonto muddada kirada la bixiyay. Ogaysiiska sidoo kale waa in ay ku jiraan warbixinta ku guul darysiga qaadista hantida kiraystaha ka hor inta aan kirada la joojin ama dhammaan ay u oggolaan doonto mulkiilaha in uu galo guriga oo uu qaato wixii hanti ah ee laga helo dhismaha, oo uu ku kaydiyo macquul ahaan meel amaan ah, oo uu ku soo dalaco dhab ahaan kharashyada macquulka ah, ku kastoo yar, ee qaadista iyo kaydinta hantida, oo ka dib ogaysiiskaa habboon, iibiyay ama daadiyo sida sharcigu oggolaayahay. Nuqul wax magacaabista qofka in la sameeyo iyadda ola metelayo kiraystaha waa in lagu lifaaqaa ogaysiiska.

Mulkiilahu waa in uu u dhiibaa haysashada hantida kiraystaha wakiilka kiraystaha helitaanka codsi qoran haddii codsigan la sameeyo ka hor joojinta kirada, ama taariikh kale oo ay isku raaceen kooxahu. Wakiilka kiraystahu waa in uu siiyaa mulkiilaha liiska dhammaan hantida la qaaday iyo oggolaansho saxeexan oo wakiilka kiraystaha ah waxaa la siiyay haysashada may la haanshaha hantida.

Haddii wakiilka kiraystahu uu sameeyay qaban qaabo si uu u bixiyo kirada qadimaad ahaan, mulkiilahu waa in uu diraa ogaysiiska labbaad oo boosta ah wakiil kasta oo la yaqaan, qofka la magacaabay, qofka gurmada ahaan loola xidhiidho, ama dhaxle la ogyahay oo kiraystaha ah, iyo kiraystaha dhintay ee guriga. Ogaysiiska labbaad waa in uu ku jiraa magaca, cinwaanka, iyo lambarka telefoonka ama macluumaadka xidhiidhka ee wakiilka kiraystaha kaas oo sameeyay qaban qaabada in uu kirada sii qadimo, qadarka kirada ee la sii qadimay, iyo taariikhda taas oo kirada la bixiyay. Ogaysiiska waa in uu ku jiraa warbixinta mulkiilahu in uu iibin karo ama daadin karo hantida wakhtiga ama ka dib taariikhda kirada la bixiyay aama ugu yarana 45 maalmood ka dib ogaysiiska labbaad marka boosta lagu diro, taariikh kastaa ha dambaysee, haddii wakiilka kiradu aanu sheegan ama qaadin hantida.

Haddii uu mulkiilahu kaydiyo hantida, mulkiiluhu waa in uu soo diraa ogaysiis qoran oo labbaad (haddii aan tan hore loo samayn) wakiil la yaqaan oo gaar ah, qofka la magacaabay, qofka gurmada ahaan loola xidhiidho, ama dhaxle la yaqaano oo kiraystaha ah, iyo kiraystaha dhintay ee gurga. Ogaysiiskan waa in ay ku jirtaa warbixin in mulkiilahu uu iibiyo ama daadiyo hantida taariikhda ama ka dib taariikhda ugu yaraan 45 maalmood ka dib marka ka labbaad boosta lagu diro haddii wakiilka mulkiilahu aanu sheegan oo aanu qaadin hantida.

.Mulkiilahu waa in uu ku wareejiyaa hantida kiraystaha dhintay wakiilka kirada haddii codsi qoran loo sameeyo qaab wakhti habboon leh. Wakiilka kiraystaha waa in uu bixiyaa qiimaha macquulka ah, ku kasta oo ka yar, wax qaadis ah iyo kaydinta hantida ah, oo uu siiyo mulkiilaha liiska hantida la qaaday iyo qiritaan saxeeexan in wakiilka kiraystahu la siiyay haysashada lahaanshaha hantida.

Haddii wakiilka kiraystahu aanu la soo xidhiidhin mulkiilaha ama aanu qaadin hantida kiraysta qaab ku habboon, mulkiilahu waa uu iibin karaa ama daadin karaa hantida la kaydiyay, laga reebo warqadaha gaarka ah iyo sawirada gaarka ah. Haddii hantidu qiimaha suuqa caadiga ah ee hantidu ay ka badantahay \$1,000, mulkiilahu waa in uu u iibiyaa hantida qaab ganacsi ahaan macquul ah. Dhammaan hantida aan la iibin waa in loo daadiya hantida hab macquul ah, haddii qiimaha hantida la kaydiyay ay ka byar tahay \$1,000, mulkiilahu waa in daadiyaa hantida hab macquul ah.

Warqaddaha gaarka ah iyo sawirada aanu sheegan wakiilka kiraystahu waa in la hayaa 90 maalmood ka dib iibka ama daadinta hantida kiraystaha dhintay waa in ay mid uun ahaataa mid la burburiyo ama ama loo hayo faa'iido ahaanta qofka dhaxlaya kiraystaha dhintayn.

Ma jiro qof mulkiilaha ah ama shaqaalaha mulkiilaha ah oo u heli kara mid uun si toos ama si aan toos ahayn, hantida qofka kiraystaha dhintay kaas oola iibiyo ama haddii kale la daadiyo. Mulkiilahu waxa uu codsan karaa in la wado iibka hantida kiraystaha dhintay ee dhanka lacag kasta oo uu mulkiilahu ku lahaa qiimaha dhabta ah ee macquulka ah ee qaadista iyo kaydinta hantida ku kastaa ha yaraadaa. Haddii uu dakhli badan jiro, waa in uu mulkiilahu hayaa hal sano, haddii aan wax sheegasha ah la samayn dakhliga dheeraadka ah ka hor dhicitaanka taariikhda muddo hal sano ah, hadhaaga waa in la dhigaa Washington State Department of Revenue sidii hnti la iskaga tegay.

Mulkiilahu waa in uu lacagta u celiyaa wax kiro aan la shayasan ah oo uu siiyaa mid buuxda oo warbixin gaara ah oo ah aasaaska haysashada wax debaaji ah oo ay la socoto lacag bixintu wax lacag celin ah iyaddoo ay sababtu tahay kiraystaha dhintay gudaha 14 maalmood ka dib ka saarida hantida wakiilka kiraystaha.

The prevailing Haddi mulkiilaha oggaan uu ugu xadgudbo shuruudahayn ka tegista ah, Mulkiilahu waxa uu masuul ka ahaan doonaa hantida mulkiilaha wixii waxyeelo dhab ah. Kooxda saamaynta badan ku leh wax fal ah oo la xidhiidha shuruudahan waxay di u heli kartaa qiimaha iyo kharashaadka qareenka ee macquulka ah.

WARQADDAHA LACAG QABASHADA

Mulkiilaha bixiya warqad lacag qabsho oo lacag bixin kasta ah oo ah lacag caddaan ah oo kiraystahu bixiyay, Codsiga kiraystaha, mulkiinahu waa in uu bixiyaa warqad lacag qabsho oo uu kiraystahu ku bixiyay lacag cadaan ahaa. Tan waxaa ku jira lacag bixinta kirada, deebaajiga, khidmadaha, gaadhi dhigashada, kaydinta, ama kharash kale oo la xidhiidha kirada. See RCW 59.18.063.

NUQLADDA WARQADDAHA

Haddii liisku faahfaahiyo xaalada jidhka ee guriga la kiraystay in uu u dhammaystiranyahay si waafaqsan RCW 59.18.260 and SMC 7.24.030.C, nuqul ay saxeeexaan labbadaba mulkiilaha iyo kiraystaha waa in uu bixiyaa kiraystahu.

Halka ay jirto heshiis qoran oo kirada guriga ah, mulkiilahu waa in uu siiyaa nuqul dhammaystiran kiraysta kasta oo saxeeexa heshiiska. Mulkiilahu waa in uu u bixiyaa mid bilaasha oo nuqulka beddelida ah ee heshiiska kirada qoran, haddii uu codsado kiraystahu muddada kirada. Eeg RCW 59.18.065

MACLUUMAADKA DIIWAANGELINTA CODBIXIYAHA

Daabacadan waxaa ku lifaaqan macluumaadka la xidhiidha diiwaangelinta lagu codeeyo, iyo haddii hadda ka hor la iska diiwaangeliyay, sida loo cusboonaysiiyo cinwaankaaga marka aad guurto. Macluumaadka dheeraadka ah booqo www.kingcounty.gov/depts/elections.

Ha hilmaamin inaad is dii-
waangeliso si aad u

Codayso!



Codkaagu waa muhiim!

www.kingcounty.gov/depts/elections

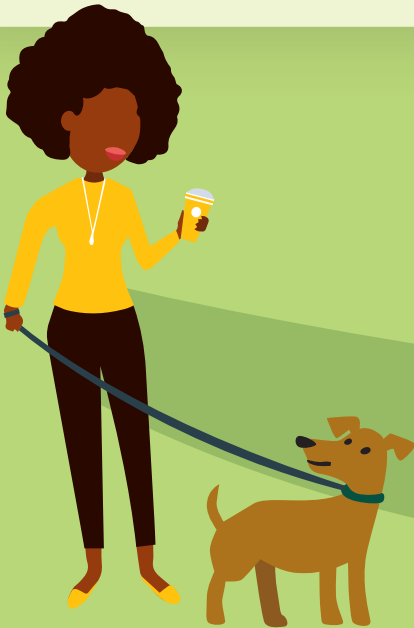
Kusoo dhawoow guriga!

Waxaa jira waxyaabo badan oo la sameeyo marka loo guurayo guri cusub. Wargalinta dambe ee diiwaangelinta codbixinta waa mid kamid ah howlaha ugu muhiimsan inaad xasuusnaato.

Horay Diiwaangashan?

Kuwan waa 5 qaab fudud aad ku cusbooneysiin karto cinwaankaaga?

- Hadaad heysato shatiga hadda gawaarida Gobolka Washington ama Aqoonsiga Gobolka aan dhicin, [boogo onleenka!](#)
- Dir foomka diiwaangelinta ee la socda *macluumaadkan* baakada *kireystayaasha loogu talagalay*.
- Fariin ugu dir elections@kingcounty.gov magacaaga, taariikhda dhalashada, deegaankaaga iyo cinwaanka boostadaada hore iyo deegaankaaga iyo cinwaanka boostadaada cusub.
- Wac 206-296-VOTE (8683). Adeegyadu waxay diyaar ku yihiin 120 luuqadood.
- Shaqsiyadaada u aad xarunta Doorashada King County ee ku taal Renton ama Dhismaha Diiwaangelinta Codbixinta ee ku taal Seattle.



Xusuusnow inaad cinwaankaaga beddesho ugu yaraan 29 berri kahor maalinta doorashada. Eeg [Jadwalka Codbixiyaha](#).

Ma rabtaa diwaangalin?

Waxaa jia 3 nooc aad isku diiwaangelin karto si aad u codayso:

- Hadaad heysato shatiga hadda gawaarida Gobolka Washington ama Aqoonsiga Gobolka aan dhicin, [boogo onleenka!](#)
- Dir foomka diiwaangelinta ee la socda *macluumaadkan* baakada *kireystayaasha loogu talagalay*.
- Shaqsi ahan aad Xarunta Doorashada King County ee ku taal Renton ama Dhismaha Diiwaangelinta Codbixinta ee ku taal Seattle.



Seattle Department of
Construction & Inspections

Foomka Diiwaangalinta cod-bixiyaha Gobolka Washington

Isku diiwaangalin online-ka www.myvote.wa.gov.

1 Macluumaadka Shakhsiga

Magaca danbe	Hore	Dhexe
		<input type="radio"/> lab <input type="radio"/> dhaddig
Taariikhda dhalashada (bisha / maalinta / sannadka)		
Ciiwaanka degnaanshaha Washington	Lambarka Abartmentiga	
Magaalo	ZIP-ka	
Ciiwaanka boosta, haddii uu ka duwan yahay		
Magaalo	Gobolka iyo ZIP-ka	
Lambarka telefoonka (ikhtiyaari)	Ciiwaan iimayl (ikhtiyaari)	

2 Shaadooyinka

Haddii aad ku jawaabto *maya*, ha dhammaystrin foomkaan.

ha maya **Waxaan ahay muwaadin u dhashay wadanka Maraykanka.**

ha maya **Waxaan noqon doonaa ugu yaraan 18 sanno jir doorashada xigta.**

3 Militariga / Xaaladda Dibedda

ha maya **Anigu waxaan hadda u adeegayaa militariga.**
Waxa ku jira Ilaalada Qaranka iyo Kaydadka, iyo lamaanada ama ku tiirsanayaasha ka fog guriga iyadoo ay sabab u tahay adeegu.

ha maya **Waxaan ku noolahay meel kabaxsan Maraykanka.**

4 Aqoonsashada — Ruqsadda Darawalnimo ee Washington, Ogolaansho, ama Aqoonsi

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Haddii aanad haysan ruqsadda darawalnimo ee Washington, ogolaansho, ama Aqoonsi, waxaad isticmaali kartaa afarta lambar ee ugu danbeeya ee lambarkaaga Sooshiyaal Sekyuuritiga si aad isku diiwaangaliso.

x x x - x x -

5 Isbeddelka Magaca ama Ciiwaanka

Macluumaadka waxa loo isticmaali doonaa in lagu cusboonaysiiyo diiwaangalinta hadda, haddii ay khuseyo.

Magaca dambe	Hore	Dhexe
Ciiwaanka degnaanshaha ee hore	magaalo	gobol ama ZIP-ka

6 Cadeeyn

Anigu waxaan caddaynayaa in xaqiiqooyinka ku yaal foomka diiwaangalinta cod-bixiyayaashu ay yihiin run. Anigu waxan ahay muwaadin u dhashay dalka Maraykanka, waxaan ku noolaa ciiwaanka Washington ugu yaraan soddon maalmood uun kahor doorashada labaad taas oo aan codeeyay, waxaan noqon doonaa ugu yaraan 18 sanno jir marka codeeyay, Aniga waxaba la igagama joojin codaynta iyadoo ay sabab u tahay amarka maxkamadda, oo maan hoos tagin Waaxda Sixitaanada kormeerka xukumidda dambiga culus ee Washington.

Saxeex halkan Taariikhda halkan

Tilmaamaha

Isticmaal foomkan si aad isku diiwaangaliso cod-bixinta ama cusboonaysii diiwaangalintaada hadda.

U Daabac dhammaan macluumaadka si waadix ah adigoo isticmaalaya qalin madaw ama buluug ah. Boosta ugu dir foomka oo dhammaystiran xafiiska doorashooyinka degmadaada (ciiwaanka ku yaal dhabarka).

Kama danbayn

Diiwaangalintani waxay noqon doontaa mid dhaqangal ah doorashada xigta haddii boosta la keeno kama danbayn Isniinta afar toddobad kahor Maalinta Doorashada.

Codaynta

Waxaad ka heli doontaa waraaqaha doorashada boosta. Kala xiriir xafiiska doorashooyinka degmadaada ikhtiyaarada codaynta ee la aqbali karo.

Macluumaadka Dadweynaha

Magacaaga, ciiwaanka, jinsiga, iyo taariikhda dhalashada ayaa noqon doona macluumaad dadweyne.

Ogeysiis

Adoo og keenidda macluumaad been ah oo ku saabsan naf ahaantaada ama aqoontaada diiwaangalinta codbixiyaha waa dambi weyn oo darajada C ah oo ciqaabtiisu noqon karto xabsi ilaa 5 sannadood, ganaax ah ilaa \$10,000, ama labadoodaba.

Xafiisyada Dheefaha Dadweynaha

Haddii aad ka heshay foomkaan xafiiska dheefaha dadweynaha, meesha aad ka heshay foomku waxay noqon doontaa mid qarsoodi ah oo waxa loo isticmaali doonaa ujeedooyinka diiwaangalinta cod-bixiyaha oo kaliya.

Isdiiwaangalinta ama diididda isdiiwaangalintu ma saamayn doonto caawimada uu ku siiyay xafiiska dheefaha dadweynaha. Haddii aad diido inaad isdiiwaangaliso, go'aankaagu waxa uu noqon doonaa mid qarsoodi ah.

Haddii aad aaminsantahay in qof uu farogaliday xuquuqda aad u leedahay inaad isdiiwaangaliso, ama xaquuqdaada khaaska ah ee diididda inaad isdiiwaangaliso, waxaad u gudbin kartaa cabasho Qaybta Doorashooyinka Gobolka Washington.

Macluumaadka lagala Xidhiidhayo

Haddii aad jeclaan lahayd in laga caawiyo foomkaan, la xidhiidh Qaybta Doorashooyinka Gobolka Washington.

Bogga internetka wac iimaylka boostada

www.vote.wa.gov
(800) 448-4881
elections@sos.wa.gov
PO Box 40229
Olympia, WA 98504-0229

Isticmaal rasmiya:



darajada
koowaad
boostada
loo baahan
yahay



Fadlan ku qorciwaaanka xafiiska doorashooyinka degmadaada xaga hoose:

Adams County

210 W Broadway, Ste 200
Ritzville, WA 99169
(509) 659-3249

Asotin County

PO Box 129
Asotin, WA 99402
(509) 243-2084

Benton County

PO Box 470
Prosser, WA 99350
(509) 736-3085

Chelan County

350 Orondo Ave Ste. 306
Wenatchee, WA 98801-2885
(509) 667-6808

Clallam County

223 E 4th St, Ste 1
Port Angeles, WA 98362
(360) 417-2221

Clark County

PO Box 8815
Vancouver, WA 98666-8815
(360) 397-2345

Columbia County

341 E Main St, Ste 3
Dayton, WA 99328
(509) 382-4541

Cowlitz County

207 4th Ave N, Rm 107
Kelso, WA 98626-4124
(360) 577-3005

Douglas County

PO Box 456
Waterville, WA 98858
(509) 745-8527 ext 6407

Ferry County

350 E Delaware Ave, Ste 2
Republic, WA 99166
(509) 775-5200

Franklin County

PO Box 1451
Pasco, WA 99301
(509) 545-3538

Garfield County

PO Box 278
Pomeroy, WA 99347-0278
(509) 843-1411

Grant County

PO Box 37
Ephrata, WA 98823
(509) 754-2011 ext. 2793

Grays Harbor County

100 W Broadway, Ste 2
Montesano, WA 98563
(360) 964-1556

Island County

PO Box 1410
Coupeville, WA 98239
(360) 679-7366

Jefferson County

PO Box 563
Port Townsend, WA 98368-0563
(360) 385-9119

King County

919 SW Grady Way
Renton, WA 98057
(206) 296-8683

Kitsap County

614 Division St, MS 31
Port Orchard, WA 98366
(360) 337-7128

Kittitas County

205 W 5th Ave, Ste 105
Ellensburg, WA 98926-2891
(509) 962-7503

Klickitat County

205 S Columbus, Stop 2
Goldendale, WA 98620
(509) 773-4001

Lewis County

PO Box 29
Chehalis, WA 98532-0029
(360) 740-1278

Lincoln County

PO Box 28
Davenport, WA 99122-0028
(509) 725-4971

Mason County

PO Box 400
Shelton, WA 98584
(360) 427-9670 ext 469

Okanogan County

PO Box 1010
Okanogan, WA 98840-1010
(509) 422-7240

Pacific County

PO Box 97
South Bend, WA 98586-0097
(360) 875-9317

Pend Oreille County

PO Box 5015
Newport, WA 99156
(509) 447-6472

Pierce County

2501 S 35th St, Ste C
Tacoma, WA 98409
(253) 798-VOTE

San Juan County

PO Box 638
Friday Harbor, WA 98250-0638
(360) 378-3357

Skagit County

PO Box 1306
Mount Vernon, WA 98273-1306
(360) 416-1702

Skamania County

PO Box 790, Elections Dept
Stevenson, WA 98648-0790
(509) 427-3730

Snohomish County

3000 Rockefeller Ave, MS 505
Everett, WA 98201-4060
(425) 388-3444

Spokane County

1033 W Gardner Ave
Spokane, WA 99260
(509) 477-2320

Stevens County

215 S Oak St, Rm 106
Colville, WA 99114-2836
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