

Code Compliance

— guidelines on Seattle regulations governing safety and quality of life

Registering Your Rental Property

Updated January 2, 2024

WHAT IS RRIO?

The Rental Registration and Inspection Ordinance (RRIO) was established by the Seattle City Council after an extensive public involvement process. RRIO helps ensure that all rental housing in Seattle is safe and meets basic housing maintenance requirements. All rental property owners in Seattle must register their properties with the City. Inspectors will make sure all registered properties comply with minimum housing and safety standards at least once every 5-10 years.

WHO IS REQUIRED TO REGISTER?

Anyone who owns or manages a rental housing unit in Seattle is required to register unless they qualify for a registration exception. Exceptions include government-owned, government-operated, and institutional rental housing. To find out if your property qualifies for a registration exception visit www.seattle.gov/RRIO and go to the Owners & Managers section.

WHAT DO I NEED TO REGISTER?

To register a property, you will need the following:

- **Property Address for the rental unit(s).**
- **Three contact types** for each property registered:
 - Applicant—this is the person filling out the application. This could be the owner or the property manager.
 - Owner(s)—this is the person(s) or organization listed on the title for the rental property.
 - Tenant Contact for Repair—this is the person/company that a tenant would call if a repair needs to be made in a rental housing unit. This is the only contact that will be publicly displayed on the RRIO Certificate of Registration.

- The **number of rental units** on your property.
- **Declaration of Compliance.** You will need to declare that the property and available rental units meet the standards described in the RRIO Checklist. You can find the RRIO Checklist at www.seattle.gov/RRIO in the Owners & Managers section.

HOW MUCH DOES IT COST TO REGISTER?

The RRIO registration fee is good for 2 years from the date you register your rental property. The 2-year fee is \$110 for a property and its first rental unit, plus \$20 for each additional unit. For example:

Number of Rental Housing Units	Base Fee (property + 1st unit)	Unit Fee	Total for Two Years
1	\$110	\$0	\$110
2	\$110	\$20	\$130
10	\$110	\$180	\$290
100	\$110	\$1,980	\$2,090

A 5% technology fee is added to the RRIO fees.

HOW TO REGISTER

You can register online. When using the online option, you must pay your registration fee with a credit card. To register online go to www.seattle.gov/RRIO and click on Register My Property under “What Do You Want To Do?” on the right side of the page. You will need to create a sign-in account for the system and then register for the RRIO program.

You can also register by mail by downloading a mail-in registration form from www.seattle.gov/RRIO. You can also get a form by calling (206) 684-4110.

If you are registering by mail, send your completed registration form and payment to:

City of Seattle—Rental Registration
P.O. Box 34234
Seattle, WA 98124-1234



You may pay your registration fee with check, money order, or cashier check—please do not send cash via mail.

WHERE TO GO FOR HELP

If you need help with your registration or if you have questions about the RRIO program:

- Find more information on our website at www.seattle.gov/RRIO.
- Submit a question through our website by clicking the Send us a RRIO Question link under “Still Need Help?” on the right side of the page.
- Call the RRIO Hotline at (206) 684-4110.

Access to Information

Links to SDCI Tips, Director's Rules, and the Seattle Municipal Code are available on our website at www.seattle.gov/sdci.