



There are important protections in place for renters while our community recovers from the impacts of COVID-19.

If you need help understanding your rights and responsibilities or have any questions about your housing or rental agreement, call the Renting in Seattle helpline at **(206) 684-5700** or visit **www.seattle.gov/rentinginseattle** for the most up-to-date information.

There is a city/statewide eviction moratorium in place that currently extends through August 1, 2020. The major protections of the moratorium include:



- No evictions permitted unless there is a serious threat to health and safety, significant property damage, or the owner needs to occupy or intends to sell the unit.
- Rent cannot be increased
- Late fees are banned



Landlords cannot deny a tenant housing nor take adverse action, for a COVID-19 related eviction history, between March 3, 2020 and 6-months after the civil emergency ends.

All rental applications **must** state this information. 



Tenants can ask a court to have their COVID-19 related eviction history excluded from future tenant screening reports.



Non-payment of rent due to COVID-19 is a legal defense for 6-months after the Seattle eviction moratorium ends.



You **must** certify your financial hardship to use non-payment as a defense to eviction.

Your landlord **must** accept a payment plan for overdue rent.



- 1-2 months overdue = 3-5 consecutive monthly installments
- 2 months + overdue = 6 consecutive monthly installments
- Or an alternative schedule mutually agreed upon

All **14-Day Pay or Vacate** notices must include specific language advising tenants:



- Non-payment of rent is a defense to eviction
- Tenants are entitled to a payment plan for overdue rent



Late fees/interest are not allowed for 12-months after the Seattle civil emergency ends.



Landlords cannot retaliate against renters for asserting their rights.