

Rental Registration and Inspection Ordinance (RRIO)

Improving and preserving safe and healthy housing for all Seattle renters

RRIO Program Fees



The Rental Registration and Inspection Ordinance (RRIO) is a fee supported program to help ensure that all rental housing in Seattle is safe and meets basic housing maintenance requirements. RRIO fees are used only to administer the program. A 5% technology fee is added to RRIO fees.

Property Registration

Property owners will need to pay a RRIO registration/renewal fee that is valid for 2 years from the date the property is registered. The 2-year fee is \$110 for a property and includes the first rental unit. A \$20 fee is required for each additional unit. For example:

Number of Rental Housing Units	Base Fee (property + 1st unit)	Unit Fee	Total for 2 Years
1	\$110	\$0	\$110
2	\$110	\$20	\$130
10	\$110	\$180	\$290
100	\$110	\$1980	\$2090

Registration/Renewal Late Fees and Penalties

A late fee of \$30 will be assessed after the registration due date. If a property owner does not register, the City may assess financial penalties as provided in Section 22.214.086 of the Seattle Municipal Code. The code allows for cumulative civil penalties of \$150 per day for the first ten days the violation or failure to comply exists and \$500 per day thereafter until the date the property is registered/renewed.

Property Inspection

All registered properties will be inspected at least once every 5-10 years. Owners will be notified when a property has been selected for inspection. Owners may hire either a City inspector or qualified private inspector to conduct inspections for a fee. If you hire a City inspector, the inspection fee will be \$210 for the property including the first unit, and \$40 for each additional unit on the same property, including re-inspection if necessary. Private inspectors set their own fees. The City requires a \$50 submittal fee for properties inspected by private inspectors.

Private Inspector Registration and Training

The fee for a 2-year registration as a private qualified rental housing inspector is \$300. The fee must be paid to complete registration. Private inspectors must also participate in the City's RRIO inspector training. The training fee is \$300 and is payable in advance of the training. Private inspector registration and payments must be made through the online system.

www.seattle.gov/RRIO



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