



48 Hour Notification to Tenants of a RRIO Inspection

You are hereby notified that (PROPERTY ADDRESS) is being inspected as required by the City of Seattle Rental Registration and Inspection Ordinance (RRIO) program. This program is to ensure that property owners are providing safe housing for tenants. Your rights are described in greater detail on the attached sheet.

The inspection will happen on (DATE OF INSPECTION) between the times of (START TIME) and (END TIME)

Please remove any debris and secure animals to ensure the safety and well-being of the inspector and/or owner at the time of inspection.

The inspector who will be inspecting the building is (INSPECTOR'S NAME)

If you have any questions, please contact (OWNER NAME) at (PHONE OF OWNER)

Posted/Sent on: (DATE POSTED/SENT TO TENANTS)

If you need help understanding this notice or information about your renter rights, call the Renting in Seattle Helpline at (206) 684-5700 or visit the web site at <https://www.seattle.gov/rentinginseattle/>



General Information about RRIO Program and Inspections

In October 2012, the Seattle City Council adopted an ordinance related to rental housing. The two main purposes of the ordinance are to:

- Protect the health, safety, and welfare of the public.
- Prevent deterioration and blight conditions that adversely impact the quality of life in the city.

As a result, all properties in Seattle that contain rental residential housing are required to register with the RRIO program.

In addition, all rental residential properties will be inspected at least once every 10 years. The RRIO program began inspections in 2015.

Owners can choose either a City inspector or a private qualified rental housing inspector to conduct the inspection. The inspector will enter the rental unit to complete the inspection in accordance with RRIO requirements (Chapter 22.214 of the Seattle Municipal Code).

Specific Information for Renters / Tenants

- Tenants should make all repair requests in writing and as directed by their rental agreement to the landlord. The landlord has different time periods in which to begin the repairs depending on the nature of the problem. If the tenant believes the landlord did not adequately respond to the request for repairs, the tenant may contact the Renting in Seattle Helpline at (206) 684-5700 about the rental housing unit's condition without fear of retaliation or reprisal by the landlord (as provided in SMC 22.214.050.H).
- Tenants have the right to see the inspector's identification before the inspector enters the rental housing unit. A list of private inspectors who have met the RRIO program qualifications is available at the RRIO website www.seattle.gov/RRIO.
- A tenant shall not unreasonably withhold consent for the owner or owner's agent to enter the property (as provided in RCW 59.18.150 of the Washington State Residential Landlord-Tenant Act).