

Renting in Seattle



Presented by
Seattle Department of Construction and Inspections

SDCI PURPOSE AND VALUES

Our Purpose

Helping people build a safe, livable, and inclusive Seattle.

Our Values

- Equity
- Respect
- Quality
- Integrity
- Service

Overview

- Examine WA state rent stabilization bill
- Explore EDRA – Seattle’s Economic Displacement Relocation Assistance ordinance
- How to serve a legal increase notice in Seattle
- Questions

Background

- House Bill 1217 signed into law on May 7 by Governor Ferguson
- “ This act is necessary for the immediate preservation of the public peace, health, or safety, or support of the state government and its existing public institutions, and takes effect immediately [May 7, 2025].”
- Expires July 1, 2040

RCW 59.18.700

- Bans rent increases during the first 12 months of tenancy.
- Maximum rent increase allowed of 7% plus the Consumer Price Index (CPI) up to a maximum of 10% in a 12-month period.
- CPI is annually published on the Department of Commerce website HB 1217 Landlord Resource Center – Washington State Department of Commerce.

CPI - Calculation

Calculation Values

- All Items in Seattle-Tacoma-Bellevue, WA, all urban consumers, not seasonally adjusted
- U.S. Bureau of Labor Statistics, Consumer Price Index for All Urban Consumers (CPI-U)
- Base period: 1982-84=100
- Series ID: CUURS49DSA0

Calculation Results

- **Calculation results through 12/31/25**
 - June 2023 Index Value: 341.734
 - June 2024 Index Value: 354.824
 - Increase Calculating $= ((354.824 - 341.734) / 341.734) + .07 = 10.8\%$
 - Maximum annual rent increase percent through 12/31/2025 10.0%
- **Calculation results through 12/31/25**
 - June 2024 Index Value: 354.8244
 - June 2025 Index Value: 364.344
 - Increase Calculating $= ((364.344 - 354.824) / 354.824) + .07 = 9.683\%$
 - Maximum annual rent increase percent through 12/31/2025 9.683%

RCW 59.18.700

Requires parity between lease types

Can't charge more than 5% difference in rent for a month-to-month rental agreement versus a lease

Can't require more burdensome provisions for one lease type over another

Increases notice period to 90 days *(Seattle requires 180 days)

RCW 59.18.720 – Notice format

- Requires substantial use of provided format for a rent increase notice

RENT AND FEE INCREASE NOTICE TO TENANTS

This notice is required by Washington state law to inform you of your rights regarding rent and fee increases. Your rent or rental amount includes all recurring and periodic charges, sometimes referred to as rent and fees, identified in your rental agreement for the use and occupancy of your rental unit. Washington state limits how much your landlord can raise your rent and any other recurring or periodic charges for the use and occupancy of your rental unit.

(1) Your landlord can raise your rent and any other recurring or periodic charges identified in the rental agreement for use and occupancy of your rental unit once every 12 months by up to seven percent plus consumer price index, or 10 percent, whichever is less, as allowed by RCW **59.18.700**. Your landlord is not required to raise the rent or other recurring or periodic charges by any amount.

(2) Your landlord may be exempt from the limit on increases for rent and other recurring or periodic charges for the reasons described in RCW **59.18.710**. If your landlord claims an exemption, your landlord is required to include supporting facts with this notice.

(3) Your landlord must properly and fully complete the form below to notify you of any increases in rent and other recurring or periodic charges and any exemptions claimed.

Your landlord (name) intends to (check one of the following):

☐ Raise your rent and/or other recurring or periodic charges: Your total increase for rent and other recurring or periodic charges effective (date) will be (percent), which totals an additional \$(dollar amount) per month, for a new total amount of \$(dollar amount) per month for rent and other recurring or periodic charges.

This increase for rent and/or other recurring or periodic charges is allowed by state law and is (check one of the following):

59.18.720 - Service

Rent increase notice must be served in accordance with RCW 59.12.040

Attempt personal delivery – leave a copy with a person of suitable age and discretion AND send a copy by certified mail.

If no one is available to receive the notice, then post conspicuously on the premises AND send a copy by certified mail (Add 5 days for service by mail)

59.18.710 - Exemptions

New construction 12 years old or less

Public housing authorities and non-profit housing authorities where maximum rents are regulated by other laws

Owner-occupied properties where ownership is **not** a corporation, an LLC where an owner is a corporation or a real estate investment trust

59.18.710 - Exemptions

Tenancies where the tenant shares a bathroom or kitchen with the owner

Tenancies in a single-family property where the owner rents no more than two units or bedrooms including ADU/DADU

Tenancies in a duplex, triplex or fourplex where the owner occupies one of the units

59.18.710 - Exemptions

EXEMPTIONS CLAIMED BY LANDLORD

I (landlord name) certify that I am allowed under Washington state law to raise your rent and other recurring or periodic charges by (percent), which is more than the maximum increase otherwise allowed by state law, because I am claiming the following exemption under RCW **59.18.710** (check one of the following):

__ The first certificate of occupancy for your dwelling unit was issued on (insert date), which is 12 or less years before the date of this increase notice for rent and other recurring or periodic charges. (The landlord must include facts or attach documents supporting the exemption.)

__ You live in a dwelling unit owned by a public housing authority, public development authority, or nonprofit organization where maximum rents are regulated by other laws or local, state, or federal affordable housing program requirements, or a qualified low-income housing development as defined in RCW **82.45.010**, where the property is owned by a public housing authority, public development authority, or nonprofit organization. (The landlord must include facts or attach documents supporting the exemption.)

__ You live in a qualified low-income housing development which was allocated federal low-income housing tax credits by the Washington state housing finance commission and there is an enforceable regulatory agreement under the low-income housing tax credit program. (The landlord must include facts or attach documents supporting the exemption.)

__ You live in a dwelling unit in which you share a bathroom or kitchen facility with the owner, and the owner maintains a principal residence at the residential real property. (The landlord must include facts or attach documents supporting the exemption.)

__ You live in a single-family owner-occupied residence in which the owner-occupant rents or leases no more than two units or bedrooms including, but not limited to, an attached or detached accessory dwelling unit. (The landlord must include facts or attach documents supporting the exemption.)

__ You live in a duplex, triplex, or fourplex in which the owner occupied one of the units as the owner's principal place of residence at the beginning of the tenancy, and the owner continues in occupancy. (The landlord must include facts or attach documents supporting the exemption.)"

(4) This section expires July 1, 2040.

59.18.700 - Compliance

If the landlord issues an increase in excess of the maximum allowed, the tenant must provide an opportunity to cure by a written demand.

The tenant may terminate the rental agreement with a minimum 20 days notice prior to the effective date of the increase.

Private right of action for damages up to three months of any unlawful rent plus fees and costs paid by tenant

59.18.700 - Compliance

The Attorney General may bring an action for civil penalties of not more than \$7,500 per violation.

A landlord may not report a tenant for failure to pay an unlawful increase

Economic Displacement Relocation Assistance

EDRA (Economic Displacement Relocation Assistance) applies in Seattle since July 1, 2022

Housing cost increases of 10% or more within a 12-month period require an EDRA notice

EDRA notice informs tenants about their right to relocation assistance if the household earns 80% or less of the median income

EDRA notices must be served personally or mailed by certified mail & regular first-class mail

Economic Displacement Relocation Assistance

This program is administered by the Seattle Department of Construction and Inspection (SDCI) under SMC Chapter 22.212.

Economic Displacement Relocation Assistance

The Economic Displacement Relocation Assistance (EDRA) program gives income-qualifying tenants that have received a 10% or more rent increase notice the chance to apply for money to help move. **Please only apply if you move out.**

What is the benefit and who provides it?

The City of Seattle requires landlords to notify tenants about this program when landlords increase your total housing cost by at least 10%. If approved, tenants will receive a single payment of up to 3 times the pre-increase monthly housing cost, which is collected from the landlord and distributed by the City.

[Link to EDRA notice](#)

Economic Displacement Relocation Assistance

80% AMI (2025) based on Household Sizes:

Household size 1 = \$84,850

Household size 2 = \$96,950

Household size 3 = \$109,050

Household size 4 = \$121,150

Household size 5 = \$130,850

Household size 6 = \$140,550

Household size 7 = \$150,250

Household size 8 = \$159,950

Economic Displacement Relocation Assistance

The EDRA program gives income-qualifying tenants that have received a 10% or more rent increase the chance to apply for money to help move. **To apply, please:**

1. Fill out all pages within **the ECONOMIC DISPLACEMENT RELOCATION ASSISTANCE (EDRA) application packet**.
2. Attach all necessary **supporting documentation**. You will need to prepare:
 - Proof that you have notified your landlord in writing of your intention to move
 - Copy of rental agreement (or proof of rent costs)
 - Rental increase notice(s)
 - Proof of all household income for last year and this year (or Personal Sworn Declaration if your household has no income or no formal proof of income).
3. Mail or fax it to the Seattle Department of Construction and Inspections (SDCI)

[Link to EDRA application](#)

Economic Displacement Relocation Assistance

SDCI reviews application

Provides up to 30 days for any incomplete information

Notifies tenant within 10 days of receiving a completed application

Issues a relocation check (3xmonthly rent) within 14 days

10 days to appeal eligibility decision

City collects from landlord

How to serve a legal increase notice in Seattle

The City does not enforce the state statute but tenant may claim notice is deficient if not following the state's requirements

Ensure the notice includes the required City language

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

If the increase is 10% use the EDRA notice

How to serve a legal increase notice in Seattle

Factor all housing costs in equation i.e storage, parking, utilities

Ensure a minimum of 180 days advance notice (not to include the day of service)

Ensure proper service – attempt personal delivery or post and mail allowing additional time for mail

For EDRA increases – certified mail & regular mail is required

Questions?

Renting in Seattle

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www.seattle.gov/rentinginseattle

