



City of Tukwila

Washington

Resolution No. 2013

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, ADOPTING A RESIDENTIAL RENTAL BUSINESS LICENSE AND INSPECTION PROGRAM FEE SCHEDULE; AND REPEALING RESOLUTION NO. 1946.

WHEREAS, the City has adopted a Residential Rental Business License and Inspection Program, pursuant to Tukwila Municipal Code Chapter 5.06; and

WHEREAS, the program has significantly improved the condition of the City's rental housing stock over the past 10 years; and

WHEREAS, the City is authorized to impose fees for services rendered; and

WHEREAS, the fees for this program are intended to offset most of the cost of providing this service; and

WHEREAS, the costs to administer the program have increased since the last fee review in 2018; and

WHEREAS, the cost to administer the licensing program increases in proportion to the number of units per site; and

WHEREAS, due to the impacts of the current COVID-19 public health crisis, many residential rental property owners are experiencing economic hardship; and

WHEREAS, postponing the assessment of 2021 Residential Rental Business License late fees from March 2021 to September 2021 may provide economic relief to residential rental property owners; and

WHEREAS, the continued renewal of Residential Rental Business Licenses and up-to-date rental inspections are critical to maintaining safe and healthy rental housing; and

WHEREAS, residential rental property owners who are up to date with all Residential Rental Business License requirements, including up-to-date, approved rental inspections by September 30, 2021, may have any previously outstanding 2019 Residential Rental Business License late fees or penalties waived; and

WHEREAS, waiver of those outstanding 2019 Residential Rental Business License late fees and penalties may provide economic relief to residential rental property owners;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Residential Rental Business License and Inspection Program fees will be charged according to the following schedule:

RESIDENTIAL RENTAL BUSINESS LICENSE AND INSPECTION FEES

DESCRIPTION	2020 LICENSE	2021 LICENSE	2022 LICENSE
Annual Residential Rental Business License:			
Property with one, two, three or four units	\$ 75.00	\$ 76.00	\$ 77.00
Property with 5 to 20 units	\$195.00	\$198.00	\$201.00

DESCRIPTION	2020 LICENSE	2021 LICENSE	2022 LICENSE
Property with 21 to 50 units	\$245.00	\$249.00	\$252.00
Property with 51 or more units	\$305.00	\$310.00	\$314.00
<i>License fees for units rented for the first time on or after July 1st of each year are reduced by 50%.</i>			
Late fee per month if existing license is not renewed before March 1	Waived effective 6/16/20	\$10.00 Waived through 9/30/2021	\$10.00
Penalty fee if a new unit is leased before a license and inspection is obtained	\$ 50.00	\$50.00	\$50.00
Inspection fee per unit (City inspector)	\$ 60.00	\$ 61.00	\$ 62.00
Re-inspection fee per unit (City inspector)	\$ 60.00	\$ 61.00	\$ 62.00
Late fee per unit, per month, if Inspection Checklist is not submitted by September 30 of the year it is due	Waived effective 6/16/20	\$10.00	\$10.00
Hearing Examiner appeal fee	\$340.00	\$340.00	\$340.00
<i>Outstanding 2019 Residential Rental Business License late fees shall be waived for residential rental property owners who are up-to-date with all Residential Rental Business License requirements by September 30, 2021, including up-to-date, approved rental inspections.</i>			

Section 2. Repealer. Resolution No. 1946 is hereby repealed in its entirety as of 11:59 PM on December 7, 2020.

Section 3. Effective Date. This resolution and the fee schedule contained herein shall be effective as of 12:00 AM on December 8, 2020.

PASSED BY THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, at a Regular Meeting thereof this 7th day of December, 2020.

ATTEST/AUTHENTICATED:

eSigned via SeamlessDocs.com
Christy O'Flaherty
Key: c254e1728b780544a3a4c92c5a297795

Christy O'Flaherty, MMC, City Clerk



De'Sean Quinn, Council President

APPROVED AS TO FORM BY:

eSigned via SeamlessDocs.com
Kari Sand
Key: cfa36f68cc244e11564e8c55ff4e757d

Office of the City Attorney

Filed with the City Clerk: 12-2-20
Passed by the City Council: 12-7-20
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