

REAL ESTATE



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Q | How will Seattle's new first-in-time residential rental ordinance work?

A | In August 2016, the Seattle City Council passed legislation providing additional protections for residential tenants within the City. Among those protections is a requirement that landlords evaluate rental applications in the order in which they are received. More specifically, beginning January 1, 2017, landlords will be required to (1) provide notice of the screening criteria used to evaluate applications; (2) track the time and date of when completed applications are received; (3) review applications in chronological order; and (4) offer the rental property to the first applicant satisfying all of the screening criteria. The details are set forth in Ordinance No. 125114. The goal is to reduce explicit or implicit bias in the process of renting housing.