

Strike the entirety of Section 3 of the ordinance and replace it with the following language:

Section 3. There is enacted a new chapter 10.57.160 to Title 10 of the Spokane Municipal Code to read as follows:

10.57.160 Minimum Notice to Increase Rent

A landlord may not increase residential rent except in accordance with this section.

- A. Any rental agreement or renewal of a rental agreement entered into after the effective date of this ordinance shall include, or shall be deemed to include, a provision requiring not less than:
 - 1. One hundred twenty days' written notice for rent increases equal to or less than three percent; or
 - 2. One hundred eighty days' written notice for rent increases greater than three percent.
 - 3. In a subsidized tenancy where the amount of rent is based on the income of the tenant or circumstances specific to the subsidized household, the rental agreement shall instead provide at least 30 days' prior written notice of an increase in the amount of rent to each affected tenant.
- B. Any notice of residential rent increase shall specify the percentage of the rent increase, the amount of the new rent, and the date on which the increase becomes effective.
- C. Any notice of a residential rent increase shall be served in accordance with RCW 59.12.040.
- D. For purposes of this section, the term "rent" shall have the meaning set forth in RCW 59.18.030 (29), as amended from time to time

Coe, Melanie

From: Wright, Christopher
Sent: Friday, April 19, 2024 7:53 AM
To: City Council Members and Staff; Clerks - City of Spokane
Cc: McDaniel, Adam
Subject: ORD C36515 / Rent Increase Notice
Attachments: ORD C36515 WILKERSON DILLON AMENDMENT (v3 04-18-24).docx

Council members, clerks:

Monday's agenda includes Ordinance C36515, relating to minimum notice of rent increases for residential tenants. The current version of the ordinance on the agenda provides for a 180-day notice in most cases.

Attached is a proposed amendment from CP Wilkerson and CM Dillon. The amendment would reduce the notice period to 120 days for rent increases equal to or less than 3%, and keep the 180-day notice for increases over 3%.

Clerks: lease add the amendment to the agenda for Monday. Thanks!



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