

## ORD C-36417 FAQ's

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### **Does ORD C-36417 change State Law and the requirements under the Landlord-Tenant Act?**

- No, ORD C-36417 does **not** change State Law and the requirements under the Landlord-Tenant Act. It merely removes obsolete and duplicative language from the Spokane Municipal Code.

### **Why is Council voting on an ordinance to repeal Chapter 18.08 and amend Chapter 10.57 of the Spokane Municipal Code?**

- Chapter 18.08 of the Spokane Municipal Code was a specific response to COVID, the official declaration of a public health emergency, and the various eviction moratoriums, which have since been lifted. Due to changes in State Law, many parts of SMC Chapter 18.08 were obsolete. The remaining sections of SMC Chapter 18.08 that are still relevant and not duplicative of current State Law, have been moved to SMC Chapter 10.57, which addresses Residential Rental Housing.

### **Can Tenants be evicted right now?**

- Yes, if the eviction is in accordance with the Landlord-Tenant Act. See [RCW 59.18](#) for more information.

### **Are Landlords required to offer Tenants a repayment plan for unpaid rent?**

- As of May 1, 2023 (six months after the end of the public health emergency), Landlords are no longer required to offer Tenants a repayment plan for any unpaid rent accrued on or after May 1, 2023. Landlords are still required to offer Tenants a repayment plan for any unpaid rent accrued between March 1, 2020, and April 30, 2023. See [RCW 59.18.630](#) for more information including terms for eviction of Tenants defaulting on repayment plans.

### **Are Landlords required to participate in the Eviction Resolution Pilot Program before they evict a Tenant for non-payment of rent?**

- The Eviction Resolution Pilot Program expired on July 1, 2023. Landlord participation in the Eviction Resolution Pilot Program is no longer a pre-requisite to filing court eviction proceedings for non-payment of rent. See [RCW 59.18.660](#) for more information.
- Refer to the previous question/answer on evictions due to unpaid/non-payment of rent. See also [RCW 59.18.630](#) for more information.

### **Do Tenants facing eviction have a right to legal counsel?**

- Low-income Tenants that qualify do have a right to counsel. See [RCW 59.18.640](#) for more information. Tenants can also call the Northwest Justice Project's Eviction Defense Screening line at 1-855-657-8387 or [Apply Online](#) to see if they qualify.

### **Is there a list of other resources for Landlords and Tenants?**

- The Washington State Landlord Tenant-Act can be found here: [Chapter 59.18 RCW: RESIDENTIAL LANDLORD-TENANT ACT \(wa.gov\)](#)
- The Washington State Attorney General's Office website also has a list of Landlord/Tenant Resources here: [Residential Landlord-Tenant Resources | Washington State](#)