



CITY OF SEATTLE
DEPARTMENT OF PLANNING & DEVELOPMENT

Rental Registration and Inspection Ordinance (RRIO)

Improving and Preserving Safe and Healthy Housing for All Seattle Renters

2-Day Notification to Tenants Of a RRIO Inspection

A rental housing inspection will be conducted at the residential rental property listed below as required by the Seattle Rental Registration and Inspection Ordinance (RRIO) program. This notice serves as a 2-day advance written notice to **all** tenants residing in **all** rental housing units on the property.

Please remove any debris and secure any animals that may pose a threat to the safety and well-being of the inspector.

PROPERTY ADDRESS:

RRIO Inspection date and approximate time:

(If inspecting a number of units, recommend a work window with enough time to complete inspection of all required units)

Units to be inspected:

- ☐ All units.
- ☐ List units and alternate units selected by the RRIO Program:

Company and inspector conducting inspection:

Note: An inspector will enter the rental unit to complete an inspection in accordance with RRIO requirements (Chapter 22.214 of the Seattle Municipal Code).

Owner or Owner's contact for questions:

Date and Time notification posted or distributed to tenants:

General Information about RRIO Program and Inspections

In October 2012, the Seattle City Council adopted an ordinance related to rental housing. The two main purposes of the ordinance are to:

- Protect the health, safety, and welfare of the public.
- Prevent deterioration and blight conditions that adversely impact the quality of life in the city.

As a result, all properties in Seattle that contain rental residential housing are required to register with the RRIO program.

In addition, all rental residential properties will be inspected at least once every 10 years. The RRIO program began inspections in 2015.

Owners can choose either a City inspector or a private qualified rental housing inspector to conduct the inspection. The inspector will enter the rental unit to complete the inspection in accordance with RRIO requirements (Chapter 22.214 of the Seattle Municipal Code).

Specific Information for Renters / Tenants

- Tenants have the right to see the inspector's identification before the inspector enters the rental housing unit. **A list of private inspectors who have met the RRIO program qualifications is available at the RRIO website www.seattle.gov/RRIO.**
- A tenant shall not unreasonably withhold consent for the owner or owner's agent to enter the property (as provided in RCW 59.18.150 of the Washington State Residential Landlord-Tenant Act).
- At any time a tenant may request, in writing to the owner or owner's agent, that repair or maintenance actions be undertaken in his or her rental unit. If the owner or owner's agent fails to adequately respond to the request for repairs or maintenance at any time, the tenant may contact the **Seattle Code Compliance at 206-615-0808** about the rental housing unit's condition without fear of retaliation or reprisal (as provided in SMC 22.214.050.H).

www.seattle.gov/RRIO