Landlord Fairness Code: A TENANT BILL OF RIGHTS

FOR SUBMISSION TO THE TACOMA CITY COUNCIL
To Doris Sorum, City Clerk, City of Tacoma: We, the undersigned citizens and legal voters of Tacoma, Washington, respectfully direct that the proposed measure known as Citizens' Initiative Measure No. 2023-04 entitled:

Citizens' Initiative Measure No. 2023-04 concerns enacting rental requirements for landlords and rental rights for tenants.

This measure would require landlords to comply with health and safety laws before raising rent or evicting a tenant; set limits on certain rental fees; require landlords provide two notices to increase rent and offer relocation assistance when the increase is 5% or more; create a defense against certain student/schoolyear evictions, evictions between November 1 and April 1; and provide penalties and enforcement mechanisms,

a full true and correct copy of which is printed on the reverse side of this petition, be transmitted to the City Council of the City of Tacoma, and we respectfully petition the City Council to enact said proposed measure into law; and each of us for himself or herself says: I have personally signed this petition; I am a legal voter in the State of Washington in the city written after my name, my residence address is correctly stated, and I have knowingly signed this petition only once.

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59.12.040.  
BE IT ENACTED BY THE PEOPLE OF THE CITY OF TACOMA

is used as a home, residence, or sleeping place by one person or by
rental subsidy when the administrator is notifying the tenant of a
change in the tenant's portion of the total rent and the remaining
PART ONE
“Educator” means any person who works at a school as an
rent increase of 5% or more, a tenant deciding to relocate rather
b. prohibit unfair or excessive fees;
require landlords to provide notice of rent increases
and require tenants to relocate;
d. prohibit certain student/school-year evictions and
require tenants to relocate;
2. This measure is designed to protect families, promote
rental units for the first time or for a series of two or more dwelling units
1. Any tenant claiming injury from any violation of this
in violation of 59.18.250.

2. Landlords must not charge unfair or excessive fees.
b. Any non-refundable fee charged at the beginning of
the tenancy, including but not limited to a fee to hold a unit prior to
the effective date, if applicable, and must be served in accordance with RCW 59.18.030.
the tenancy, including but not limited to fees required
for the first day or last day of the academic year, the earliest
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59.18.027.

3. The section shall not apply to an administrator of a

1. The people of the City of Tacoma hereby adopt this

unlawful or unfair fee charged at the beginning of
the tenancy, including but not limited to a fee to hold a unit prior to
the

59.18.240.

3. An eviction qualifies as a prohibited cold-weather
eviction if, in addition to the qualifying conditions described in subsection (d) of this section, the landlord is determined to be in violation of student
protection laws related to

PART THREE

2. All written notices required under this chapter must be

adoption of this chapter shall be for the benefit of

7. In the event that the tenant is unable to relocate and
remains in the dwelling unit at the increased rent, the tenant
must notify the administrator and the landlord.

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This chapter shall be effective upon adoption and terminates a rental agreement before its expiration.

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59.18.257.

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