



RRIO Client Memo – SEATTLE Properties Only
“Rental Registration & Inspection Ordinance”

Updated January 2019

As the owner of a rental property in the city of Seattle, you are obligated to register with the city’s Rental Registration & Inspection Ordinance (RRIO) program, which was originally rolled out in 2014. Due dates for registration were staggered by Zip Code, and at this time are all past. This means that your rental housing property, if not already registered, must now be registered no later than the date of lease commencement. Effective January 1, 2019, all properties that initially registered in 2014 will be due for renewal. The RRIO program will be in touch with registered owners (and/or agents on their behalves) directly about the renewal process and related fees.

Since its inception, the RRIO program has undergone a series of changes ranging from the fees involved to the language on the inspection checklist, and all things in between. Therefore, rather than attempting to capture all of these changes on a WPM/LGA corporate client memo, we have elected to instead provide a link and a phone number to the RRIO program itself where all relevant documents, fee structures, rules, and FAQ’s can be accessed.

For our **Lease Only** clients, Windermere Property Management will not be under contract to oversee this process on your behalf.

For our **Full Management** clients, Windermere Property Management will partner with you to oversee this process and will gladly be named as representative on your behalf for correspondence with the RRIO program.

The home page for the program can be accessed here: <http://www.seattle.gov/rrio> - The RRIO office can also be reached by phone at (206) 684-4110.

We suggest you take action on this immediately to avoid penalties from the city. Lease Only clients may contact the RRIO program directly, and Full Management clients may partner with your Windermere property manager to ensure compliance.

In short, the city of Seattle requires every rental property to be registered and will select addresses at random so that every property is inspected at least once every 5-10 years.

The website noted above provides options to register online or via paper copy. Once your home is chosen for inspection, you will be given a deadline to have the home inspected either by a city inspector or a private inspector who is certified to inspect based on RRIO program standards. If any issues are found during inspection that are required to correct, you will be given a deadline to correct them. It is important to comply within the respective deadlines to avoid penalties or fines.

The latest round of changes to the program in January 2019 include increased scrutiny over “unsafe” conditions left to the inspector’s discretion, as well as heightened restrictions/requirements on guardrails, handrails, stairs, egress windows, GFCI outlets, and plumbing connections.

