

Rental Housing Code

Tacoma Municipal Code 1.95

The City of Tacoma recognizes that the rental market in Tacoma is drastically changing. In an effort to gain and sustain housing stability and to protect the most vulnerable populations, the City of Tacoma, working in collaboration with stakeholder groups that included housing providers, tenants, realtors, and legal representatives, established Tacoma Municipal Code 1.95, "Rental Housing Code."



What is the Rental Housing Code?

On November 20, 2018, the Tacoma City Council passed the Rental Housing Code providing protections for tenants and specific guidance to landlords who operate residential rental businesses in Tacoma. The Rental Housing Code also includes a provision for housing relocation assistance to qualifying tenants and allows the City to investigate complaints and enforce the code.

New Requirements for Landlords:

- 120-day notice to vacate and relocation assistance for low-income tenants when a landlord intends to change the use, substantially rehabilitate, or demolish a dwelling unit
- 60-day notice to vacate for no-cause termination of tenancy
- 60-day notice requirement for rent increases
- A requirement that landlords distribute information about tenant rights and Landlord-Tenant responsibilities

New Tenant Protections:

- Prohibits retaliation against tenants for exercising their rights under the Washington State Residential Landlord-Tenant Act (RCW 59.18)
- Allows installment payments for various deposits and fees
- Codification of relocation assistance when the City declares a building uninhabitable
- Provides relocation assistance for qualifying termination of tenancy of low-income tenants
- Allows tenants to file a complaint and for the City of Tacoma to investigate and enforce the code

What does this new code apply to?

The new Rental Housing Code applies to all residential rental property within the Tacoma city limits regardless of property size or number of units.

