



the
evergreen
state college

LANDLORD FAIRNESS CODE
STUDY WORKGROUP 

Are you a tenant renting your home in Tacoma?

**Are you a landlord, property manager, developer or
financier of residential property in Tacoma?**

*You're invited to participate in a survey to tell us how
Tacoma's new Landlord Fairness Code has affected you.*

WHO?

The Evergreen State College conducts this survey on behalf of the Landlord Fairness Code Study Workgroup, a volunteer group formed to study the effects of the 2023 Landlord Fairness Code. The workgroup will report its findings at the end of 2025. Our hope is that this study will guide future policy decisions about housing in Tacoma.

WHY?

We will use the results of this survey to prepare a public report for the Tacoma City Council and others who may be interested in the question. We hope to receive many responses so that the survey can reflect a wide variety of experiences. Any information obtained that can be connected to you in any way will remain confidential.

WHEN?

This survey will
remain open until
**Monday,
June 16, 2025.**



**Landlord
Survey**



**Tenant
Survey**

If you have any questions about this survey, you may contact Dr. Michael Crow at The Evergreen State College at crawm@evergreen.edu or at (360) 867-6820. If you have questions about your rights as a survey participant, please contact Evergreen's Institutional Review Board at irb@evergreen.edu.

Deadline to respond to the survey: Monday, June 16, 2025.



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ABOUT THE LANDLORD FAIRNESS CODE

In November 2023, voters in Tacoma approved by initiative an ordinance called Measure 1 – Landlord Fairness Code. It took effect on December 8, 2023. Its key features include:

- Limit Evictions for Non-Payment of Rent (i) for all renters during the cold weather period from November 1st to April 1st and (ii) for renters with a minor child, a student, or a person working in a public or private school, child-care, or early childhood education and assistance program during the Tacoma Public School year;
- Prohibits Rent Increases if a landlord is determined to be in violation of tenant health and safety laws or if the landlord has not resolved tenant requests for repairs to make a dwelling safe;
- Prohibits “unfair or excessive fees”: a pet deposit more than 25% of monthly rent, move-in fees, security deposits more than monthly rent, and late rent fees more than \$10
- Requires Two Notices of Rent Increases: the first must be between 210 and 180 days before the increase takes effect and the second must be between 120 days and 90 days before the increase takes effect;
- Requires Landlord to Pay Relocation Assistance to a tenant who requests it if tenant relocates after receiving the 180 day notice of a rent increase of 5% or more. The relocation assistance must be equal to 2 months’ rent if the increase is greater than 5%; 2.5 months’ rent if the increase is greater than 7.5%; and 3 months’ rent if the increase is more than 10%