

6/8/79

INTRODUCED BY: PAUL BARDI  
ROBERT B. DUNN  
TRACY J. OWEN BILL REA  
R.R. BOB GREVE

NO. 79-856

ORDINANCE NO. 4669

AN ORDINANCE relating to condominium apartments which become vacant during the 120-day notice period required by Ordinance 4189; and amending Ordinance 4189, Section 6.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 4189, Section 6, is hereby amended as follows:

TENANT'S PURCHASE RIGHTS.

A. Rights of Tenants in Possession. With the 120-day notice provided by this Ordinance, the developer shall deliver to each tenant whose unit is to be offered for sale a firm offer of sale of the unit that the tenant occupies. In the event that more than one tenant occupies a single unit, the developer shall deliver the offer to all tenants jointly or separately. For 60 days from the date of delivery of the offer a tenant shall have the exclusive right to purchase his or her unit. For a period of one year following the first rejection of an offer by a tenant in possession, the developer shall not offer that unit for sale to any other person on terms in any respect more favorable than those offered the tenant; provided that, nothing in this section shall prevent the developer from offering a discounted price to the original tenant in possession. Should the original tenant in possession reject the discounted offer, that offer may be extended to any other person.

Tenants of rental units which were offered for sale as condominium apartments prior to the effective date of this Ordinance, but for which offers there have been no acceptances, shall be entitled to the rights and benefits of this Ordinance except that those rights provided by Paragraph C of this Section shall terminate 60 days from the offer of sale of the unit to the tenant.

B. Rights of Subtenants in Possession. Should a tenant reject an offer of sale, a subtenant in possession at the

1 time the 120-day notice provided by this Ordinance is delivered  
2 shall be offered the unit on the same terms as those offered the  
3 tenant. For 30 days following the offer or until the expiration  
4 of the tenant's 60-day purchase period as provided in Paragraph A  
5 of this Section, whichever occurs later, the subtenant shall have  
6 the exclusive right to purchase the unit.

7 C. Rights to Purchase Other Units. Should both the  
8 tenant and subtenant reject the offer of sale or vacate, the unit  
9 shall be made available to other tenants and subtenants in the  
10 building. A tenant and his or her subtenant shall have the right  
11 between them to purchase one other unit in the building, and this  
12 right shall extend to the end of the 120-day notice period  
13 provided the tenant in possession of that unit. The tenant's  
14 right to purchase another unit under this section shall take  
15 precedence over a subtenant's right. Whenever ~~((all-tenants-and  
16 subtenants-in-a-building-have-indicated-in-writing-their  
17 intention-not-to-purchase-a-unit-and-that-unit-is-ex))~~ a unit  
18 becomes vacant during the 120-day notice period then the  
19 developer may offer for sale and sell the unit to the public~~((r))~~  
20 , subject to the rights of other tenants and subtenants to  
21 purchase that unit.

22 D. Acceptance. Acceptance by tenants or other  
23 beneficiaries of offers provided pursuant to this Ordinance shall  
24 be in writing and delivered to the developer by registered or  
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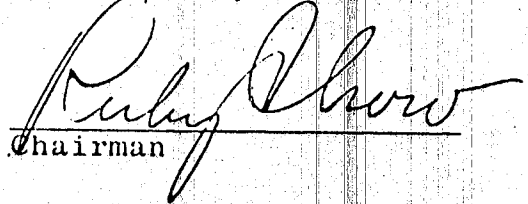
4669

1 certified mail postmarked on or before the expiration date of the  
2 offer.

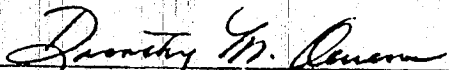
3 INTRODUCED AND READ for the first time this 25<sup>th</sup> day of  
4 June, 1979.

5 PASSED this 31st day of December, 1979.

6  
7 KING COUNTY COUNCIL,  
KING COUNTY, WASHINGTON

8  
9   
Chairman

10 ATTEST:

11  
12   
13 Deputy Clerk of the Council

14 APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_.

15 DEEMED ENACTED WITHOUT  
16 COUNCIL EXECUTIVE'S SIGNATURE

17 DATED: 1/10/80  
18 King County Executive