

80.210

ORDINANCE NO. 4881

AN ORDINANCE relating to condominium conversions and unlawful evictions, and amending K.C.C. 20.58.080 and Ordinance 4189, Section 8, as amended by Ordinance 4211, Section 2.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. K.C.C. 20.58.080 and Ordinance 4189,

Section 8, as amended by Ordinance 4211, Section 2, are hereby amended as follows:

a. A developer shall not evict any person or force any person to vacate his or her rental unit(~~s~~), through unreasonable increases in rents or any other device, for the purpose of avoiding application of this chapter. During the ninety-day period immediately preceding (~~filing-of-a declaration~~),) the one hundred twenty-day notice period provided by Section 20.58.050 of this chapter and pertaining to sale of that particular unit, a developer shall not increase rents in an affected unit in a cumulative amount greater than ten percent of the base rent that was charged at the beginning of the ninety-day period. If a unit was unoccupied at the beginning of the ninety-day period but was subsequently rented during that period, then the base rent shall be that initially charged the tenant. A developer shall not increase rents in an affected unit from the (~~time-a-declaration-is-filed-until expiration-of-the-one-hundred-twenty-day-notice-period provided-by-Section-20.58.050-of-this-chapter-and-pertaining to-sale-of-that-particular-unit~~) beginning of the one hundred twenty-day notice period until expiration of that period. If a unit was unoccupied at the (~~time-of-filing-the-declaration~~) beginning of the one hundred twenty-day notice period but was subsequently rented during the period, then the base rent shall be that initially charged the tenant.

b. A tenant shall be evicted only for good cause

1 during the 120-day notice period provided by Section
 2 ((~~28.58.050~~)) 20.58.050 of this Ordinance and pertaining to
 3 sale of the tenant's unit. For the purposes of this Ordinance
 4 good cause shall mean: (1) failure to quit the premises after
 5 expiration of the term of the lease as provided in
 6 R.C.W. ((~~59.12.030-(1)~~)) 59.12.030(1) (not applicable to
 7 periodic tenance); (2) failure to pay rent after service of
 8 a three-day notice to pay rent or vacate as provided in
 9 R.C.W. 59.12.030(3); (3) failure to comply with a term or
 10 terms of the tenancy after service of a ten-day notice to
 11 comply or vacate as provided in R.C.W. 59.12.030(4); and
 12 (4) the commission or permission of a waste or the maintenance
 13 of a nuisance on the premises and failure to vacate after
 14 service of a three (3) day notice as provided in R.C.W.
 15 59.12.030(5).

16 INTRODUCED AND READ for the first time this 25th day of

17 February, 1980.

18 PASSED this 12th day of May, 1980.

19 KING COUNTY COUNCIL
20 KING COUNTY, WASHINGTON

21 Bill Reams
22 Chairman

23 ATTEST:

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25 Jarvis M. Rame DEPUTY
26 Clerk of the Council

27 APPROVED this 19th day of May, 1980.

28 [Signature]
29 King County Executive
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