



## 48 Hour Notification to Tenants Unit/Property Inspection

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You are hereby notified that a rental housing inspection will be conducted at the residential rental property listed below. This notice serves as a 48 hour advance written notice to **all** tenants residing in **all** rental housing units on the property.

**Please remove any debris and secure any animals that may pose a threat to the safety and well-being of the inspector.**

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**PROPERTY ADDRESS:**

**Inspection date and approximate time:**

*(If inspecting a number of units, recommend a work window with enough time to complete inspection of all required units)*

Date

Time

**Units to be inspected:**

- All units.
- List units:

**Note:** *An inspector will enter the rental unit to complete an inspection. The inspection will be based on the City of Seattle's RRIO Program and will be conducted by:*

*Keith Busch*

Seattle Rental Inspection Services

Keith Busch - 206.854.0390

**Owner or Owner's contact for questions:**

**Date and Time notification posted or distributed to tenants:**

## **General Information about RRIO Program and Inspections**

In October 2012, the Seattle City Council adopted an ordinance related to rental housing. The two main purposes of the ordinance are to:

- Protect the health, safety, and welfare of the public.
- Prevent deterioration and blight conditions that adversely impact the quality of life in the city.

As a result, all properties in Seattle that contain rental residential housing are required to register with the RRIO program. This inspection is to confirm compliance with the RRIO program.

In addition, all rental residential properties will be inspected at least once every 10 years. The RRIO program began inspections in 2015.

## **Specific Information for Renters / Tenants**

- I absolutely love animals, so unless you think your dog or cat will attack, please let me meet them.
- I am not inspecting the cleanliness of your unit. Please don't spend hours cleaning.
  - I usually take off my shoes when I arrive at your unit.
- Inspections take about 10 minutes and I will need access to every room in the unit.
- I usually run a little early, so please be prepared block out 15 minutes prior to and 15 minutes after the stated inspection time.
- Tenants have the right to see the inspector's identification before the inspector enters the rental housing unit.
- A tenant shall not unreasonably withhold consent for the owner or owner's agent to enter the property (as provided in RCW 59.18.150 of the Washington State Residential Landlord-Tenant Act).
- Tenants should make all repair requests in writing and as directed by their rental agreement to the landlord. The landlord has different time periods in which to begin the repairs depending on the nature of the problem. If the tenant believes the landlord did not adequately respond to the request for repairs, the tenant may contact the Renting in Seattle Helpline at (206) 684-5700 about the rental housing unit's condition without fear of retaliation or reprisal by the landlord (as provided in SMC 22.214.050.H).