



Rental Inspection Information



Renting in Seattle Rights, Responsibilities, Resources

Renters have the right to:

- Live in safe and well maintained housing
- Be free from discrimination or retaliation
- Receive proper notice before giving access to the rental
- Be free from unlawful evictions
- Receive written notice of changes to the rental agreement

Renters have the responsibility to:

- Pay the rent
- Not damage the property
- Follow the terms of the rental agreement
- Grant reasonable access to the property owner and manager

Find out more about your Rights & Responsibilities as a Renter at:

www.seattle.gov/rentinginseattle

Contact Us



WEBSITE
www.seattle.gov/RRIO



PHONE
(206) 684-4110



TTY
7-1-1 or (206) 233-7156



MAIL or IN-PERSON
700 Fifth Avenue, 20th Floor
PO Box 34234
Seattle, WA 98124-1234

Translated Versions Available

Amharic (አማርኛ) • Cambodian/Khmer (ភាសាខ្មែរ)
Chinese (中文) • Korean (한국어) • Lao/Laotian/
Phaasaa Lao (ພາສາລາວ) • Oromiffa • Russian
(русский язык) • Somali/af Soomaali • Spanish
(Español) • Tagalog • Thai (ภาษาไทย) • Tigrinya (ትግርኛ)
Vietnamese (Tiếng Việt)

Rental Registration and Inspection Ordinance (RRIO)

Improving and preserving safe and healthy
housing for all Seattle Renters

WHY DOES MY HOME NEED AN INSPECTION?

Maintaining the availability and quality of rental housing helps make Seattle a great place to live. The RRIO program helps ensure rental housing in Seattle is safe and meets basic maintenance standards. The program was established to protect renters from living in poorly maintained properties.

To make sure that your home is being safely maintained, an inspection may be needed. It is the property owner or manager's responsibility to get the inspection done.



WHO WILL DO THE INSPECTION?

Inspections will be done by either:

- A City inspector
- A trained private inspector whose work is monitored by the City



WHAT IS AN INSPECTION LIKE?

A RRIO inspection is a careful look at basic housing requirements. The inspector will look for things like:



No holes or visible leaks in the roof or walls



Plumbing fixtures such as sinks and toilets are working



Windows and doors that work properly and are secure



A permanently-installed, working heating system

An inspection is *not* a look at your possessions, how you live, or what you do in your living space.

You can see the complete inspection checklist at www.seattle.gov/RRIO.



A RRIO inspector will:

- Look at all rooms in the property
- Look at exterior areas
- May look under sinks or behind furniture



A RRIO inspector will *not*:

- Go through your personal items
- Look in dressers or other furnishings
- Ask you about immigration status or illegal activities



HOW WILL THE INSPECTION WORK?

1 NOTICE

You must receive at least two days advance notice of the inspection from the property owner or manager.

You should work out a plan with the property owner or manager for entry into your unit. Under City and State law you cannot unreasonably deny access for an inspection.

2 PREPARE

Let your property owner or manager know in advance about anything that needs to be fixed.

Make sure the inspector can get to all areas of your unit. Put away any personal items you don't want seen.

3 ACCESS

On the day of the inspection, make sure the inspector can access your unit.

It is your choice whether you are present for the inspection or not.

4 FOLLOW UP

The property owner and manager will be notified of the inspection results. You can find out if the property passed the inspection at www.seattle.gov/sdci. Enter your address into the "find Status and Activity" search.

If there was a problem with the inspection, or a maintenance or safety issue that was missed, you can report it to the property owner or manager, or you can call the RRIO program at **(206) 684-4110**.

