

Amount of Tenant Relocation Assistance Increased

On October 1, 2008, the amount of relocation assistance paid pursuant to the Tenant Relocation Assistance Ordinance (TRAO) increased to \$3,002. The amount of relocation assistance is increased annually based upon the percentage increase in the Housing Component of the Consumer Price Index in the prior year. A tenant household that earns 50 percent or less of the area median income must be paid relocation assistance when its housing will be demolished, substantially rehabilitated, changed in use, or is subject to the removal of use restrictions. The City of Seattle pays one half of the assistance; the property owner pays the other half.

Income eligibility to receive relocation assistance also has changed. The new eligibility table appears below.

Household Size	Maximum Annual Income
1 person	\$28,500
2 person	\$32,550
3 person	\$36,650
4 person	\$40,700
5 person	\$43,950
6 person	\$47,200
7 person	\$50,450
8 person	\$53,700

In 2007, 191 households received relocation assistance.

The Property Owner and Tenant Assistance unit of the Code Compliance Division administers the TRAO. Please call (206) 615-0808 for more information.

Major Changes to the Condominium Conversion Ordinance

Housing units converted to condominiums on or after August 1, 2008 are subject to recent amendments made to the condominium conversion ordinance. The amount of required relocation assistance has been increased and new reporting requirements have been adopted.

A tenant household that earns 80 percent or less of the area median income must be paid relocation assis-

tance equal to three months' rent. A household with an elderly or special needs member may qualify for additional assistance. As in the past, the developer or property owner is responsible for determining eligibility to receive assistance, for calculating the appropriate amount of relocation assistance to be paid, and for paying the relocation directly to the eligible household.

A recent change in state law has increased the condominium conversion notice period from 90 to 120 days. The City of Seattle also requires a developer to deliver a Tenant Information Packet (available from Code Compliance) at the same time a conversion notice is given to a household. A copy of this notice must be provided to the department's Code Compliance Division, along with the information required by Chapter 64.34.440 (1)(a) RCW, within 30 days of it being delivered to tenants.

A developer must also submit a certified report describing the conversion project to the Code Compliance Division within 180 days of the delivery of the notice of condominium conversion. A description of the information to be included in this report is available in Client Assistance Memo 602A, *Condominium Conversion: A Guide for Owners and Developers*.

For more information about changes to the Condominium Conversion Ordinance, call (206) 615-0808 and ask for Property Owner and Tenant Assistance.

Information for Tenants Newly Revised

The information bulletin, *Information for Tenants*, was updated to reflect the recent amendment of the Condominium Conversion Ordinance and changes to the Washington State Residential Landlord-Tenant Act related to abandonment. The City of Seattle Rental Agreement Regulation Ordinance requires landlords to deliver this document to all new and prospective tenants, and again at the time a rental agreement is renewed. A copy of this publication can be obtained from the department's Public Resource Center.

More information on the rights and responsibilities of landlords and tenants can be obtained by calling (206) 615-0808 and asking for Property Owner and Tenant Assistance.