

# Frequently Asked Questions About Parking

## **Introduction:**

On April 13, 2018, Mayor Jenny Durkan approved and signed [Ordinance 125558](#) addressing neighborhood parking. The ordinance is effective as of May 13, 2018. One of the requirements of this law is that landlords will have to “unbundle” housing rent charges and parking rent charges. This would allow tenants to choose whether or not to pay for parking, thereby allowing tenants to reduce their housing cost payments and increase housing affordability.

## **Q. When did this law take effect?**

A. May 13, 2018.

## **Q. What does this mean for my rental agreement?**

A. Rental agreements for housing rent and parking rent now need to be separated. You can either have a separate parking contract from the housing rental agreement or have a parking addendum to your rental agreement that defines the parking rent and the terms. Please remember, this is still subject to the standard notice requirements for lease term changes.

## **Q. Do I need to change my rental agreement right away to separate parking fees?**

A. No. Current rental agreements may stay in effect. You will not need to update the rental agreement to separate parking rent until other rental agreement terms are changed or a lease is renewed.

## **Q. Are there rules on what I can charge for parking?**

A. No. The City law does not specify how the parking fees are determined or how much you can charge.

## **Q. Can I charge \$0 for parking?**

A. The City law does not specify how much you can charge for parking fees.

## **Q. What do are the requirements if I want to raise the parking rent and/or the housing rent?**

A. The same rules apply. If you are raising the total housing costs, including parking rent, by less than 10% then you need to give 30 days’ notice. If you are raising housing costs, including parking rent, by more than 10%, then you need to give 60 days’ notice.

## **Q. Are there exceptions?**

A. Yes. This legislation does not apply to single family homes, townhouses, or accessory dwelling units. If the garage is an integrated part of the unit, then you are exempted from this legislation.

## **Q. Does this apply to rent/income restricted housing?**

No. If the entire building is rent/income restricted then all the units are exempt from this legislation. If rent/income restrictions only apply to certain units in the building, then only those units are exempted from this legislation. All other units are required to separate the parking rent from the housing rent. If

the tenant has a rental subsidy that is applied to them and not the unit, then this legislation applies, and you will need to separate the housing and parking rent.

**Q. Can I now sell parking spots to non-residents?**

A. Maybe. It depends on your location and the zoning of your property. In most areas of the City you must reserve for residents the minimum parking spots required at the time the building was built. Excess parking spots could be rented to non-residents. In areas of the City where there are now no minimum parking requirements, such as urban villages with frequent transit service, you may rent any of your parking spots to non-residents, except there are more restrictions in Downtown, Uptown, and South Lake Union. You can learn more about frequent transit service locations and flexible-use parking at web links on the [Neighborhood Parking Project Documents](#) web page:

**Q. Must I open my garage to non-residents?**

A. No, the ordinance does not require you to open your parking to non-residents. In fact, in many cases, you may not be able to offer your parking to non-residents if minimum amounts of parking for residents are required (see above).

**Q. Do I need to provide different parking entrances for residents and non-residents?**

A. The City of Seattle does not require any alterations to properties for this legislation.

**Q. Who can I call to learn more?**

A. If you are a landlord or a tenant who has questions about how to implement this rule, please call us at (206) 615-0808.