

RRIO Program Fees



The Rental Registration and Inspection Ordinance (RRIO) is a fee supported program to help ensure that all rental housing in Seattle is safe and meets basic housing maintenance requirements. RRIO fees are used only to administer the program. Beginning January 1, 2023, a 5% technology fee will be added to RRIO fees.

Property Registration

Property owners will need to pay a RRIO registration/renewal fee that is valid for 2 years from the date the property is registered. The 2-year fee is \$70 for a property and includes the first rental unit. A \$15 fee is required for each additional unit. For example:

Number of Rental Housing Units	Base Fee (property + 1st unit)	Unit Fee	Total for 2 Years
1	\$70	\$0	\$70
2	\$70	\$15	\$85
10	\$70	\$135	\$205
100	\$70	\$1485	\$1555

Registration/Renewal Late Fees and Penalties

A late fee of \$30 will be assessed after the registration due date. If a property owner does not register, the City may assess financial penalties as provided in Section 22.214.086 of the Seattle Municipal Code. The code allows for cumulative civil penalties of \$150 per day for the first ten days the violation or failure to comply exists and \$500 per day thereafter until the date the property is registered/renewed.

Property Inspection

All registered properties will be inspected at least once every 5-10 years. Owners will be notified when a property has been selected for inspection. Owners may hire either a City inspector or qualified private inspector to conduct inspections for a fee. Starting in 2019, if you hire a City inspector, the inspection fee will be \$175 for the property including the first unit, and \$35 for each additional unit on the same property, including re-inspection if necessary. Private inspectors set their own fees. The City requires a \$40 submittal fee for properties inspected by private inspectors.

Private Inspector Registration and Training

The fee for a 2-year registration as a private qualified rental housing inspector is \$250. The fee must be paid to complete registration. Private inspectors must also participate in the City's RRIO inspector training. The training fee is \$200 and is payable in advance of the training. Private inspector registration and payments must be made through the online system.

