

TO: Members of the City Council

SPONSORING COUNCILMEMBER CONTACT(S):

Councilmember	Vivek Prakriya	vprakriya@redmond.gov
Councilmember	Vanessa Kritzer	vkritzer@redmond.gov
Councilmember	Jessica Forsythe	jforsythe@redmond.gov

ASSISTING DEPARTMENT STAFF (if applicable):

Planning and Community Development	Carol Helland	Planning Director
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TITLE:

Tenant Protections Update and Discussion

OVERVIEW STATEMENT:

The City Council Subcommittee on Tenant Protections will provide the Council with an update on their review of proposed policy and budget items in their charter, share initial staff recommendations and options to consider, and gather Council feedback on next steps.

☐ **Associated with a Council Policy Proposal:** N/A

☒ **Additional Background Information/Description of Proposal Attached**

PROPOSED ACTION:

Provide Direction

REQUEST RATIONALE (if applicable):

- **Relevant Plans/Policies:**
Housing Action Plan, Redmond 2050, Community Strategic Plan
- **Required:**
N/A
- **Council Request:**
Requested by Council per formation of Subcommittee, revised direction on charter of subcommittee given on May 12, 2026.
- **Other Key Facts:**
Council Subcommittee members have worked with Director Carol Helland and City Attorney Rebecca Mueller to review issues raised by the public and proposed legislation that was identified by Council to consider for future action, in alignment with existing goals and plans to help support housing needs in Redmond. In this study session, the Council Subcommittee members will share

a summary of staff recommendations and gather Council input on potential options for amending current Tenant Protections code and Business License requirements, addressing communications needs with existing resources, and budgeting for future work and staff support in this area.

- **Proposed Code Amendments:** Attachment A is a red-lined copy of current tenant protections code with suggestions from staff of changes that could be implemented via Council vote without significant additional process to clean up code to align with new state law and address issues raised by the community including lack of communication and consistency on notice requirements for month-to-month, new early lease renewal requirements, fee transparency concerns, and fee changes or increases during the term of a lease. The subcommittee also reviewed [King County's ordinance](#) banning rent-fixing software and will discuss considerations with the council about passing a similar regulation. Staff flagged that the King County Executive will be releasing a report this month on enforcement of this software that may be relevant to consider before passing.
- **Proposed changes to Business License requirements:** Subcommittee members will also discuss with the Council about the option to revise Business License requirements for landlords to not just include posting tenant protections in a shared space (which the Council passed in Business License updates last year), but also add requirements that they make sure these postings are framed and maintained over time in easily accessible and frequently viewed places.
- **Proposed communications actions:** Subcommittee members will share about planned action to use community feedback to work with City Communications to establish a more robust webpage on Tenant Protections in Redmond (with inspiration from cities like [Olympia](#)) and revise the posting that all landlords are required to display to more comprehensively cover existing state and local protections.
- **Proposed items for budget:** Subcommittee members will gather Council direction on FY2027-2028 budget proposals to be further detailed including funding a new FTE or contractor to provide a city helpline and renter resource support, funding for PCD staff work to do outreach and policy development on additional items that are not included in amendments in attachment A (referenced below), and funding to produce a Renter Handbook (such as Seattle's [Renter's Handbook](#)).
- **Proposed items for study and outreach:** Subcommittee members will share items that staff suggested additional study and outreach on before passing such as right to move before end of lease, limits on particular fees, and anti-retaliation protections. They will seek direction from Council on timeline and funding to support further work on these issues.

OUTCOMES:

Addressing community concerns about application of existing protections and supporting Redmond's efforts to get people housed and keep people housed.

BUDGET IMPACT (if applicable):

To be determined based on Council direction

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
N/A	This item has not been presented to Council	N/A

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
N/A	None proposed at this time	N/A

Time Constraints:

N/A

ANTICIPATED RESULT IF NOT APPROVED:

Housing instability for Redmond residents and unequal application of existing laws in practice.

ATTACHMENTS:

Attachment A: Proposed Initial Code Amendments