



Tacoma Initiative 2023-1 Overview

Tacoma Initiative 2023-01 will be on the November 7, 2023, general election ballot in the City of Tacoma. Pushed by tenant advocates, some of whom are outside of Tacoma, the initiative would adopt many unproven and harmful policies that will severely affect multi-family and rental housing in Tacoma. Not only will this cause hardship for housing providers and tenants alike, it will also exacerbate the current housing supply crisis. In addition, stakeholders believe it will harm the economic growth and vitality of Tacoma.

- Move-in fees: Limited to 1 month
- Fees allowed outside of limit
 - Screening Fee
 - 25% Pet Fee
- Not Allowed
 - Unit Hold
 - Any non-refundable fee not specifically allowed by law
- Late Fee
 - \$10/month
- Notice for all rent increases
 - 2 notifications required
 - Between 210 and 180 days
 - Between 120 and 90 days
- Relocation Assistance for All
 - Any increase less than 7.5% = 2x monthly rent
 - Over 7.5% increase = 2.5x monthly rent
 - Over 10% increase = 3x monthly rent
 - No appeal process
 - No means testing
- Eviction prohibitions
 - School year
 - Student
 - Educator
 - Any person who works at a school or the governing body
 - Includes independent contractors
 - Cold weather
 - November 1-April 1
- Eviction Protected Classes (cannot be evicted based on their status)
 - Military, first responder, senior, health care provider, or educator
 - Or family member residing in the unit of one of the protected classes
- Violation and Penalty

- General violation
 - \$500-5x monthly rent
- Failure to pay relocation assistance in whole or part
 - At least 3x monthly rent
- Imposition of monthly or periodic rent illegal under chapter
 - At least 3x rent
- If tenant prevails in legal action
 - Entitled to actual damages, costs, reasonable attorney's fees, and expenses
- Organization representing tenant may seek cost relief on the behalf of a tenant or on behalf of tenant and other affected tenants