

# Ordinance No. 00468

[City Council meeting minutes of Jan 22 2008](#)

## ORDINANCE NO. 468

AN ORDINANCE of the City Council of the City of Lakewood, Washington, amending section 05.60.010 and section 05.60.070 of the Lakewood Municipal Code to change the definition of rental housing complex.

WHEREAS, the City of Lakewood previously adopted a rental housing complex strategy in 1999 and amended the ordinance in 2001; and,

WHEREAS, the Advisory Council on Rental Housing and the Lakewood Police Department recommend that the definition of rental housing be defined to include any rental housing complexes involving five or more units; and,

WHEREAS, this change is intended to protect the public safety and health through increased regulation of rental housing within the City, allowing for greater levels of crime prevention and making the City's definition of a "Rental-housing Complex" consistent with the definition other governmental agencies use; and,

WHEREAS, a change consistent with the recommendations will result in strengthening the City's ordinance and making it a more responsive tool for crime prevention and control.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON, DO ORDAIN as follows:

Section 1. That section 05.60.010 of the Lakewood Municipal Code shall read as follows:

05.60.010 - Definitions.

"Rental-housing Complex," as used in this Chapter, means any complex of ~~eight (8)~~ five (5) or more residential units on one property or on adjacent property owned by the same person or persons, or business entity, or multiples thereof and/or combinations thereof, or ~~eight (8)~~ five (5) or more residential rental properties located within the City of Lakewood not on adjacent properties but owned, in whole or in part, by the same owner(s).

"Rental-housing Complex Owners," as used in this Chapter, means the individual or individuals, partnership(s), corporation(s) or any combination thereof owning or having an ownership interest in any rental-housing complex or complexes within the City of Lakewood.

"Non-owner Managers," as used in this Chapter, means any person(s) hired or engaged for the purpose of providing management services for any rental-housing complex(es) within the City of Lakewood, where the Manager(s) has/have no ownership in the rental-housing complex being managed. (Ord. 255 ? 1 (part), 2001; Ord. 219 ? 1 (part), 1999.)

Section 2. That section 05.60.070 of the Lakewood Municipal Code shall read as follows:

05.60.070 - Reimbursement for Transitional Costs.

In the event that a Rental-housing Complex is closed by the City or any agency acting on behalf of or in coordination with the City stemming from enforcement of the provisions of this Chapter or any applicable health, building, fire, housing or life-safety code, or other serious violations, it shall be a prerequisite condition for the license to be reinstated and/or the Rental-housing Complex to be allowed to re-open that the operator of the Rental-housing Complex reimburse the City for any transitional costs and/or tenant re-location costs incurred by the City that are directly attributable to such closure. For the purposes hereof, "transitional costs and/or tenant re-location costs" include but are not limited to tenant travel costs and temporary hotel vouchers or other expenses incurred to procure alternate housing following tenant displacement for a reasonable time to alleviate the impacts of displacement. ~~The amounts of which costs shall be as determined in the discretion of the Director of the City of Lakewood Human Services Department.~~ City Manager or Designee. (Ord. 255 ? 1 (part), 2001.)

Section 3. Severability. If any portion of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 4. Effective Date. That this Ordinance shall be in full force and effect five (5) days after publication of the Ordinance Summary.

ADOPTED by the City Council this 22nd day of January, 2008.

CITY OF LAKEWOOD

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Douglas G. Richardson, Mayor

Attest:

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Alice M. Bush, MMC, City Clerk

Approved as to Form:

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Michael McKenzie, Acting City Attorney