



Created by Made by Made
from Noun Project

City of Aberdeen Tenants: Information about the Rental Registration and Inspection Program (RRIP)

-
- ❖ You can find all the fact sheets we link to here at WashingtonLawHelp.org.
 - ❖ Eviction law continues to change. Read about the latest changes to the law at WashingtonLawHelp.org/resource/eviction
-

What is the Rental Registration and Inspection Program (RRIP)?

The City of Aberdeen passed an ordinance (a law) creating the RRIP. The RRIP requires all landlords to register their properties with the City and have them inspected at least once every 3 years.

Why does my home need an inspection?

The RRIP helps make sure rental housing in Aberdeen is safe and meets basic living standards. The program was established to protect tenants from living in poorly maintained properties.

Who must register the property and get the inspection done?

The property owner.

-
- ❖ **Owner** means the person or organization listed on the last Grays Harbor County real property tax assessment records, or their authorized agent.
-

Who will do the inspection?

A City of Aberdeen building inspector or a private inspector who the City has approved to perform inspections.



What happens during the inspection?

A rental inspection is a careful look at basic housing requirements. An inspector looks at all rooms in the property and the exterior (outside) areas. The inspector looks for things such as:

- Working hot and cold water
- Working sinks and toilets
- Working heat source
- Working smoke and carbon monoxide detector
- Visible signs of mold or moisture leaks
- Insect or rodent infestation

Will the inspector look through my personal items?

No. A rental inspection is not a look at your belongings or at what you do in the rental unit. An inspector should not go through your things.

How will I find out when the inspection will happen?

Rental properties must be inspected every three years. An inspection may happen sooner if a complaint has been filed with the City of Aberdeen Building Department.

Your landlord must notify you at least 48 hours before inspection of your building or unit. You should communicate with your landlord to arrange access for the inspector.

What can I do to get ready for the inspection?

Let your landlord know in advance about anything that needs to be fixed. (It is best to make repair requests in writing). Make sure your home is clean. Make sure the inspector can get to all areas of your home. Put away any personal items you do not want seen.

What if my home fails the inspection?

The inspector will give written notice to the landlord. The landlord will have up to 30 days to fix any problems before the property is re-inspected. Serious problems involving health and safety must be fixed within 24 to 48 hours.

What happens if the problems are not fixed when the property is re-inspected?

If the problems are severe, the inspector may issue a notice stating the unit is unsafe to occupy (live in). You may then be required to vacate (leave).

What if I have to vacate?

The landlord must pay you to help you relocate (move). This is called “relocation assistance.”

How much relocation assistance can I get?

You can get whichever of these is more:

- \$2,000

OR

- Three times your monthly rent

❖ Your landlord must return your entire security deposit and any prepaid rent.

❖ Your landlord may have to pay for any damages you suffer from having to move, if they are more than the relocation assistance amount.

When and how should my landlord pay me?

The landlord must pay the relocation money, security deposit, and any damages within seven days after the inspector sends the landlord the “unsafe to occupy” notice. The landlord must pay by certified check. It must be made payable to you.

My landlord did not pay me within the 7 days. What can I do?

Send the landlord a letter asking for what the landlord owes you. See sample letter attached.

Send your letter by both certified mail, return receipt requested, and regular mail. Keep a copy of it for your records.

If the landlord does not pay you, you may have to sue the landlord in Small Claims Court, located at the Grays Harbor District Court, 2109 Sumner Ave., Room 201 in Aberdeen. Ask the court clerk for the forms needed to start your small claims case. On the last page of this publication, you can find an example of a statement you can say at a Small Claims Court hearing.

-
- ❖ On WashingtonLawHelp.org, you can get a free packet called [How do I Sue in Small Claims Court?](#)
-

Where can I read the ordinance?

You can read the ordinance at aberdeen.municipal.codes/AMC/5.06.



Get Legal Help

- **Facing Eviction?** Call 1-855-657-8387
- **Facing Foreclosure?** Call 1-800-606-4819
- **Facing a legal issue in King County (other than Eviction or Foreclosure)?** Call **2-1-1** (or toll-free 1-877-211-9274) weekdays 8:00 am - 6:00 pm. They will refer you to a legal aid provider.
- **Facing a legal issue outside of King County (other than Eviction or Foreclosure)?** Call the [CLEAR Hotline](#) at 1-888-201-1014 weekdays between 9:15 am - 12:15 pm.
- **Seniors (age 60 and over) with a legal issue outside of King County** can also call CLEAR*Sr at 1-888-387-7111
- **Deaf, hard of hearing or speech impaired** callers can call any of these numbers using the relay service of your choice.

CLEAR and 2-1-1 will provide interpreters.

This publication provides general information concerning your rights and responsibilities. It is not intended as a substitute for specific legal advice.

© 2021 Northwest Justice Project — 1-888-201-1014

(Permission for copying and distribution granted to the Alliance for Equal Justice and to individuals for non-commercial use only.)

SAMPLE LETTER

DATE: _____

Lee Landlord
123 Mold Street
Dollar, WA 98999

Certified Mail # _____

Dear Lee Landlord:

I was a tenant in your building at 115 N. Main Street, Dollar, Washington. I had to move on short notice when the City of Dollar declared the building unsafe to occupy.

The City of Dollar notified you about the building's code violations. Under the Residential Landlord-Tenant Act, you must pay me \$_____ [*three times monthly rent or \$2,000, *whichever is more**] to help me move. You must also return my \$_____ security deposit, \$_____ prepaid rent for the month I had to move, and my last month's rent of \$_____.

Please mail a certified check for the entire amount of \$_____, made payable to me at my new address,

_____.

If I do not receive your check by _____ [*date*], I may file a lawsuit to recover my relocation assistance payment, security deposit, prepaid rent, and any actual damages that are more than the relocation assistance payment. If I win, you may also have to pay the costs of this lawsuit and my attorney fees.

Sincerely,

NAME: _____

ADDRESS: _____

This is an example of a statement you might make at a hearing if you sue in Small Claims Court:

“Your Honor, on January 7, 2012, I rented an apartment from the defendant, Lee Landlord.

I paid a \$600 security deposit and \$650 for last month’s rent.

Here are copies of my rental agreement and deposit and rent receipts.

On April 6, 2012, the City of Dollar posted the attached notice on my door stating the place is unsafe because of code violations and that I had to move.

On April 13, I moved out.

On April 16, 2012, I sent my landlord the attached letter asking for relocation assistance.

I waited one week. When the landlord did not respond, I filed this lawsuit.

Here is a copy of the sheriff's affidavit showing the sheriff served my landlord with my claim more than five days before trial.

Under RCW 59.18.085, I believe I am entitled to relocation assistance of \$2,000.00, a full return of my security deposit, 16 days of prepaid rent for April, and the payment I made when I moved in to cover “last month’s rent.”

I also ask for reimbursement of my filing fee and the service fee the sheriff charged me.

I would be glad to answer any questions you have.”