



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

Ordinance 19979

Proposed No. 2025-0267.3

Sponsors Mosqueda

1 AN ORDINANCE relating to prohibiting algorithmic rent
2 fixing; and adding a new chapter to K.C.C. Title 12.

3 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

4 SECTION 1. Sections 2 through 6 of this ordinance should constitute a new
5 chapter in K.C.C. Title 12.

6 NEW SECTION. SECTION 2. The definitions in this section apply throughout
7 this chapter unless the context clearly requires otherwise.

8 A. "Coordinating services" means a service provider:

9 1. Collecting historical, anticipated, or contemporary prices, price changes,
10 supply levels, occupancy rates, or lease or rental contract termination and renewal dates
11 of residential dwelling units from two or more landlords, from private databases, or from
12 public databases; and

13 2. Analyzing or processing the information described in subsection A.1. of this
14 section through the use of a system or software that utilizes an algorithmic or other
15 automated process to provide recommendations regarding rental prices, lease renewal
16 terms, or occupancy levels to more than one landlord. "Coordinating services" does not
17 include publishing rental price estimates that are solely based on publicly available
18 information; are equally available to all members of the public; and do not require a
19 contract or agreement to obtain.

20 B. "Dwelling unit" has the same meaning as "dwelling unit" in K.C.C. 12.25.010.

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21 C. "Landlord" has the same meaning as "landlord" in K.C.C. 12.25.010.

22 D. "Person" means an individual, firm, corporation, association, governmental
23 entity, or partnership and its agents or assigns.

24 E. "Service provider" means a person that performs a coordinating service.

25 NEW SECTION. SECTION 3.

26 A. It is a violation of this chapter for two or more landlords to enter into an
27 agreement, including but not limited to written, verbal, or inferred from conduct, to
28 establish rental prices, consistent with federal law.

29 B. It is a violation of this chapter for a landlord, in or affecting commerce, to
30 contract with or otherwise exchange anything of value in return for the coordinating
31 services of a service provider.

32 C. It is a violation of this chapter for a service provider, in or affecting
33 commerce, to provide coordinating services to two or more landlords.

34 D. It is not a violation of this chapter for a landlord to:

35 1. Use a system or software recordkeeping tool absent otherwise prohibited
36 conduct under this chapter;

37 2. Generate or use a report, study, or presentation that provides existing rental
38 data in an aggregated manner but does not recommend rent prices, fees, or occupancy
39 rates or other rental contract terms for future leases; or

40 3. Provide or use information for the purpose of conducting market research for
41 project financing or for conducting an appraisal.

42 NEW SECTION. SECTION 4. A person injured by a violation of this chapter
43 may bring a civil action in a court of competent jurisdiction against a landlord or other

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service provider violating this chapter to recover damages up to seven thousand five hundred dollars per violation in addition to any actual damages incurred. Each instance of coordinating services for each dwelling unit may be considered a separate violation. The court may award reasonable attorneys' fees and costs to any person injured by a violation of this chapter if that person is the prevailing party.

NEW SECTION. SECTION 5. This chapter does not apply to short-term rentals.

NEW SECTION. SECTION 6. County websites and communications materials that educate the public about tenant protections for unincorporated King County shall include information about the requirements of this chapter. Communications materials should also include resources that may be able to provide legal assistance to residents.

SECTION 7.

A. The executive shall prepare a rent-fixing enforcement study report.

B. The report shall include, but not be limited to:

1. An evaluation of options for enforcing the requirements of this ordinance, including a discussion of potential county agencies that could be tasked with fielding and investigating complaints and making referrals to the prosecuting attorney's office;

2. The estimated cost of each option evaluated, and potential funding sources for each option;

3. A recommended approach for enforcing the new chapter created by this ordinance;

4. An assessment of possible strategies for educating landlords about the requirements of this ordinance, including the identification of existing points of contact with landlords such as during permitting processes; and

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67 5. A discussion of whether property management companies have an unfair
68 advantage when setting rental prices and whether there are additional actions the county
69 could consider to protect renters against rent-fixing.

70 C. The executive shall electronically file the report no later than July 15, 2026,
71 with the clerk of the council, who shall retain an electronic copy and provide an
72 electronic copy to all councilmembers, the council chief of staff, and the lead staff for the
73 health, housing, and human services committee, or its successor. If legislative action is
74 necessary to implement the recommendations of the report, a proposed ordinance shall be
75 transmitted with the report.

76 SECTION 8. Severability. If any provision of this ordinance or its application to

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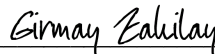
- 77 any person or circumstance is held invalid, the remainder of the ordinance or the
- 78 application of the provision to other persons or circumstances is not affected.

Ordinance 19979 was introduced on 9/2/2025 and passed as amended by the Metropolitan King County Council on 9/23/2025, by the following vote:

Yes: 9 - Balducci, Barón, Dembowski, Dunn, Mosqueda, Perry, Quinn, von Reichbauer and Zahilay

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Signed by:



1AEA3C5077F8485...

Girmay Zahilay, Chair

ATTEST:

DocuSigned by:



8DE1BB375AD3422...

Melani Hay, Clerk of the Council

APPROVED this _____ day of 10/6/2025, _____.

Signed by:



AAA4841FD7644BE...

Shannon Braddock, County Executive

Attachments: None

Certificate Of Completion

Envelope Id: F451157A-54FC-4790-9D5C-CB341E71CC87

Subject: Complete with Docusign: Ordinance 19979.docx

Source Envelope:

Document Pages: 5

Certificate Pages: 5

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Status: Completed

Envelope Originator:

Cherie Camp

401 5TH AVE

SEATTLE, WA 98104

Cherie.Camp@kingcounty.gov

IP Address: 198.49.222.20

Record Tracking

Status: Original

9/24/2025 1:58:08 PM

Security Appliance Status: Connected

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Holder: Cherie Camp

Cherie.Camp@kingcounty.gov

Pool: FedRamp

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Signer Events

Girmay Zahilay

girmay.zahilay@kingcounty.gov

Council Chair

Security Level: Email, Account Authentication
(None)

Signature

Signed by:

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Signature Adoption: Pre-selected Style

Using IP Address: 71.227.166.164

Timestamp

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Viewed: 9/24/2025 2:19:53 PM

Signed: 9/24/2025 2:20:03 PM

Electronic Record and Signature Disclosure:

Accepted: 9/24/2025 2:19:53 PM

ID: c61e3410-4857-4d80-b3aa-5e59cb6f456c

Melani Hay

melani.hay@kingcounty.gov

Clerk of the Council

King County Council

Security Level: Email, Account Authentication
(None)

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Signature Adoption: Pre-selected Style

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Signed: 9/24/2025 2:31:18 PM

Electronic Record and Signature Disclosure:

Accepted: 9/30/2022 11:27:12 AM

ID: 639a6b47-a4ff-458a-8ae8-c9251b7d1a1f

Shannon Braddock

Shannon.Braddock@kingcounty.gov

Deputy Executive

Security Level: Email, Account Authentication
(None)

Signed by:

AAA4841FD7644BE...

Signature Adoption: Uploaded Signature Image

Using IP Address: 146.129.84.101

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Viewed: 10/6/2025 3:14:48 PM

Signed: 10/6/2025 3:15:02 PM

Electronic Record and Signature Disclosure:

Accepted: 10/6/2025 3:14:48 PM

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In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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Ames Kessler akessler@kingcounty.gov Executive Legislative Coordinator & Public Records Officer King County Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 9/24/2025 2:31:19 PM Viewed: 9/25/2025 11:34:21 AM
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Completed	Security Checked	10/6/2025 3:15:02 PM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure
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You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

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