

RRIO Registration Exceptions

The following types of properties or rentals do not need to register with the Rental Registration and Inspection Ordinance (RRIO) program (subsection 22.214.030A of the ordinance):

1. Housing units lawfully used as short-term rentals, if the housing unit is the primary residence of the short-term rental operator
2. Housing units rented for less than 12 consecutive months because the property owner, who previously occupied the unit as a primary residence, takes a work-related leave of absence or assignment that temporarily transfers them to another location
3. Housing units that are a unit unavailable for rent
4. Rooms for rent in an owner-occupied home
5. Housing units in hotels, motels, inns, bed and breakfasts, or in similar accommodations that provide lodging for guests
6. Housing units in facilities licensed or required to be licensed such as Assisted Living Facilities, Adult Family Homes, or Soldiers' and Veteran's Homes (as stated in: RCW 18.20, RCW 70.128, or RCW 72.36)
7. Housing units in any state licensed hospital, hospice, community-care facility, intermediate-care facility, or nursing home
8. Housing units in any convent, monastery, or other facility occupied exclusively by members of a religious order or congregation
9. Emergency or temporary shelter or transitional housing accommodations
10. Housing units owned, operated, or managed by a major education or medical institution or by a third party for the institution
11. Housing units that a government entity or housing authority owns, operates, or manages; or units exempted from municipal regulation by federal, state, or local law