



City of Seattle

Rental Registration and Inspection Ordinance (RRIO)

What you need to know about

INSPECTIONS



Why was I picked for an INSPECTION?

Properties registered with the RRIO program must meet the inspection requirement at least once every 5 to 10 years.

Properties are randomly selected for inspection or may be selected because a recent inspection found potential additional maintenance problems.

Remind me, WHAT'S RRIO?

RRIO was established by the Seattle City Council to help ensure rental housing is safe and meets basic maintenance standards.

*A 5% technology fee is included in the costs listed.

WHAT DO I NEED TO DO NOW?

Now that you have been selected for an inspection, please follow the instructions in your Notice of Required Inspection letter. You are required to complete your inspection by the due date in the letter. If you don't complete your inspection by the due date in the letter, a \$52.50* late inspection fee will be charged.

You must do one of the following:



Hire an inspector, give notice to your tenants, and pass a RRIO inspection. If your property has multiple units, 10 days before the inspection, you may reach out to the RRIO Team to obtain the units selected for inspection (20% in most cases) or you may choose to inspect all units.



Submit documentation of an approved alternate inspection such as an inspection conducted as a requirement of an affordable housing program. Acceptable alternate inspections and the required documentation are on the RRIO website at seattle.gov/RRIO.



Notify the RRIO program that your property has an Accessory Dwelling Unit and one unit is owner-occupied and the other unit is occupied by an immediate family member.

HOW DO I FIND AN INSPECTOR?

You can choose to hire a City or private inspector to inspect your property.

City inspectors are trained, insured professionals that have passed a background check. City inspectors will take care of the required paperwork and do not charge for follow-up inspections.



To schedule a City inspector, call (206) 684-4110

As of January 2026, the fee for a City Inspector is \$241.50 for the property (including the first unit) and \$52.50 for each additional unit inspected.

Private inspectors are professionals who have been through RRIO training and whose work is reviewed by the City. Private inspectors set their own prices. There is a \$63.00* filing fee to process the private inspection results.

To find a list of private inspectors visit seattle.gov/RRIO and choose Hire a Private Inspector.

Once you have completed and passed an inspection, the private inspector will submit your inspection results and issue your Certificate of Compliance. Fee rates are effective January 2026 and subject to change.

WHAT WILL BE INSPECTED?

A RRIO inspection will follow a checklist of basic safety and maintenance requirements. The RRIO inspection looks at common areas and the units. For multi-unit properties, a sample of 20% of units will be selected. You may reach out to the RRIO Team 10 days prior to the inspection date to obtain the selected units.

Examples of items required by the checklist are:

-  No holes or visible leaks in the roof or walls.
-  Plumbing fixtures such as sinks and toilets are working properly.
-  Windows and doors work properly and are secure.
-  Permanently-installed, functioning heating system.

Only items on the RRIO checklist are inspected.

The full RRIO checklist can be found at

seattle.gov/RRIO.

What do I tell my RENTERS?



RRIO requires that all rental units receive a written notice of an inspection from the property owner or manager at least 48 hours prior to the inspection, regardless of which unit(s) will be inspected.



You can find a notice template at seattle.gov/RRIO that serves as a 48 hour notification and covers other specific requirements of the program including the right of the renter to request repairs and maintenance. You should work out access to the unit with your renter. Renters cannot unreasonably deny access for a RRIO inspection.

The RRIO program has information available for renters that explains the program and the inspection. You or your renters can find the information on the RRIO website at seattle.gov/RRIO under the **Renters** tab.



What if I DON'T PASS the inspection?

If your property does not pass the RRIO inspection, you need to correct the safety or maintenance issues and pass a re-inspection by the due date on your letter.



What if I need more time TO MAKE REPAIRS?

If you need more time to make a repair and complete the inspection, please contact the RRIO program. We can extend the due date as long as you are working towards making the repair. If the due date passes and you have not contacted us, you may be subject to enforcement and fines.

Where do I go to FIND OUT MORE?

Head to seattle.gov/RRIO to find out more information about the RRIO program.



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seattle.gov/RRIO



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