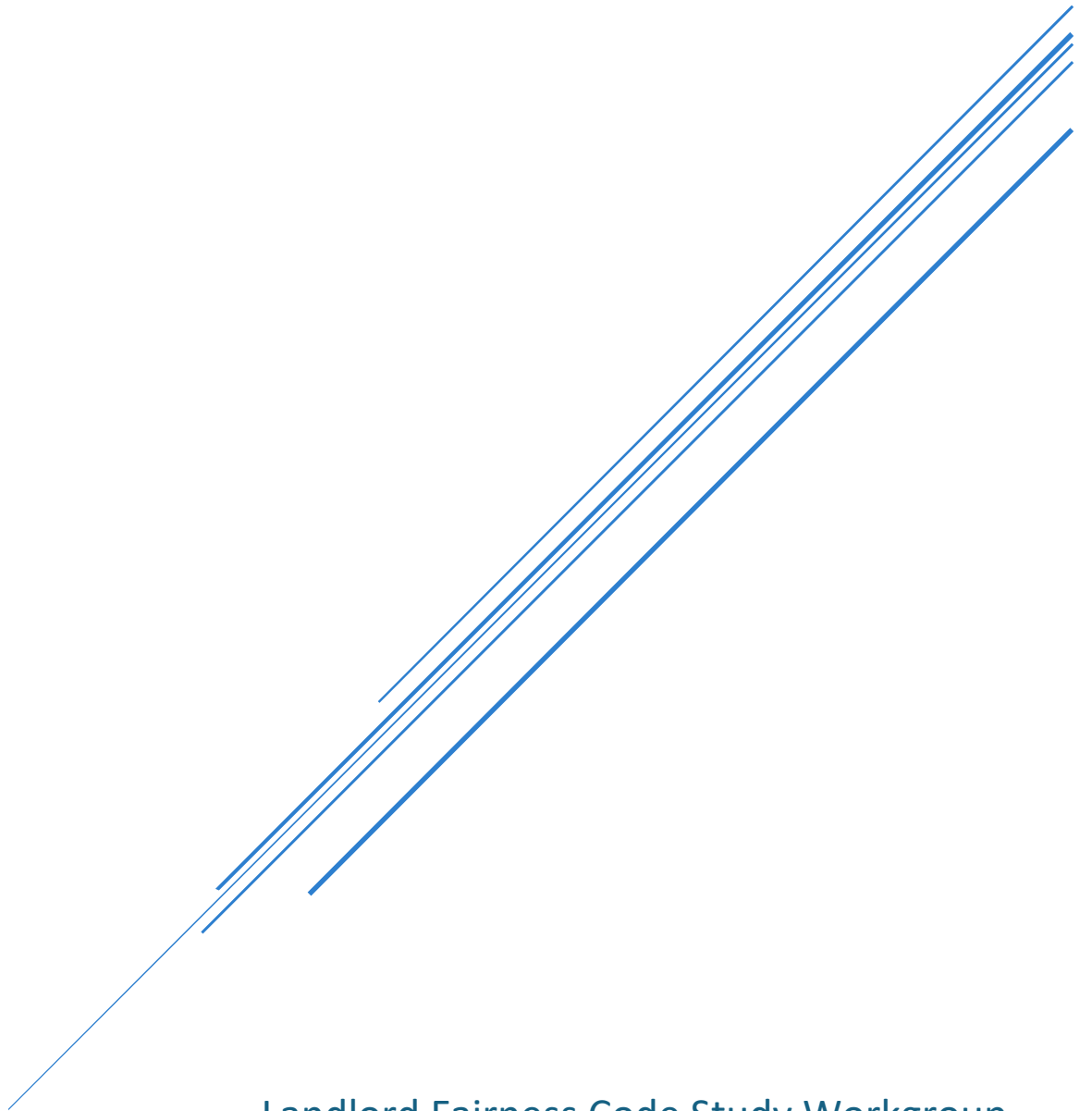


REPORT OF THE 2025 TACOMA LANDLORD SURVEY

October 2025



Landlord Fairness Code Study Workgroup

TABLE OF CONTENTS

Executive Summary	2
Findings in Brief	3
Study Goals	5
Survey Methodology	8
Respondent Characteristics	9
Findings: Rent and Rent Change	13
Findings: Rental Application Process	16
Findings: Rent Defaults	20
Findings: Evictions	24
Findings: Landlord-Tenant Relationship	27
Findings: Landlord Plans	33
Discussion and Conclusions	36
Appendix A: Respondent Comments	40
Appendix B: Study Metrics	64
Appendix C: Parameter Estimates for Regression Models	67
Appendix D: Survey Questionnaire and Summary Responses	76

EXECUTIVE SUMMARY¹

This report describes the findings from a survey of 166 property owners, managers, and developers in Tacoma carried out by the Landlord Fairness Code (LFC) Study Workgroup in May and June 2025. This survey seeks to assess changes in rental market conditions experienced by property owners, managers, developers, financiers, and brokers since adoption of the LFC. The main findings of this survey include:

- Most landlords reported being at least somewhat satisfied with their working relationship with their tenants
- Most landlords reported at least some degree of change in several key rental housing outcomes, including
 - Charging higher rents
 - Adopting stricter rental application criteria
 - Increased number of late rent payments or rent defaults
 - Increased number of lease terminations and evictions
 - Decreased effectiveness in managing noise, nuisances, and other tenant disturbances
 - Planning to own or manage fewer rental properties in Tacoma over the next 5 years
- Most landlords who significantly changed their rents, adopted stricter application criteria, and indicated they plan to own or manage fewer rental properties in Tacoma in the next 5 years attributed these decisions at least in part to the LFC
- Most landlords who experienced increased numbers of late rent payments and decreased effectiveness in managing tenant disturbances attributed these outcomes at least in part to the LFC, compared to landlords not experiencing these changes. However, landlords experiencing higher numbers of evictions and lease terminations were not more likely to indicate the LFC played a significant role than landlords with fewer evictions and terminations.
- The survey finds no evidence that changes in rent defaults or ability to manage noise, nuisances, or other tenant disruptions since December 2023 affected evictions or lease terminations
- The survey finds no evidence that changes in rent defaults, evictions, or ability to manage tenant disruption since December 2023 has had a significant effect on rents; rental application process, or landlord plans on acquiring or selling rental properties.
- The survey finds evidence that increased rent defaults and decreased effectiveness in managing tenant disturbances have contributed to less landlord satisfaction with their working relationship with tenants.

¹ Please direct communications about this report to Professor Michael Crow, Master of Public Administration Program, The Evergreen State College, crawm@evergreen.edu (360) 867-6820.

FINDINGS IN BRIEF

Rent Changes

The median reported rent increase was between 1 and 4%, which is consistent with rent increases in 2024 for the Western United States as a whole. Moreover, most landlords (65%) indicated that the LFC has affected their decisions about rents to a “great extent”, particularly among those who reported either a large increase in rent or a reduction. But at the same time, the survey finds little evidence that changes in rent defaults, evictions, or tenant disruption, were correlated with rent changes. Thus, the main factor associated with reported changes in rent is landlord anticipated perception of the effects of the LFC, rather than reported changes in such factors as more late rent payments, more evictions, and less effectiveness in managing tenant disruptions.

Rental Applications

Nearly 75% of the landlords responding to this survey indicated that they had made one or more criteria in their rental application process stricter or more expensive since December 2023. Well over half (63%) of the respondents indicate that the Landlord Fairness Code had a great effect on their decisions about application process, and another 27% indicated it had somewhat of an effect. Moreover, except for changes in security deposits, landlords who reported making an element of their application process stricter were more likely to also indicate that the LFC had affected their decision to a “great extent.”

Rent Defaults

Landlords responding to this survey note increased rent defaults since December 2023. Moreover, landlords attribute these increases to the LFC, and those landlords reporting larger increases in rent defaults are more likely to also perceive that the LFC played a role in these increases. At the same time, the findings do not indicate that smaller landlords, those that serve poorer residents who receive subsidies or occupy income-restricted homes, or woman or minority-owned firms have not been made more vulnerable to rent defaults. Indeed, individual owners who are unincorporated reported smaller change in rent defaults than other types of owners.

Evictions

The survey data from landlords responding to the survey indicate that the number of termination and eviction notices increased significantly since adoption of the LFC in December 2023. Responding landlords were divided in their opinion on whether the LFC contributed to this increase.

Landlord-Tenant Relationship

While most landlords responding to this survey indicate that they are very or somewhat satisfied with their working relationship with their tenants, most landlords also indicated that they have become less satisfied with this relationship since December 2023 and that they feel less effective in managing tenant noise, nuisances, and other disruptions. Moreover, landlords who feel less effective in managing tenant issues generally attribute at least some of this change to the LFC.

Landlord Plans

Most landlords (75%) responding to this survey indicated that they plan to own fewer rental properties in Tacoma in five years, particularly for-profit landlords. Moreover, most landlords indicate that the LFC has affected their plans to a “great extent”, particularly those who plan to have fewer properties in Tacoma. But at the same time, the survey finds little evidence that changes in rent defaults, evictions, tenant disruption, or satisfaction with tenants has had a significant effect on landlord plans. Thus, the main factor associated with landlord plans is their anticipation of the possible effects of the LFC, rather than reported changes in such effects as more late rent payments, more evictions, and degradation in the landlord-tenant relationship.

STUDY GOALS

Many residents of Tacoma have experienced rising costs and housing instability in recent years. In addition, the expiration of eviction restrictions since the end of the Covid pandemic have led to concerns about rising levels of eviction in the city. Evictions are understood to be one of the events that can cast a household into homelessness.

In November 2023, voters in Tacoma approved by initiative an ordinance called Measure 1 – Landlord Fairness Code. It took effect on December 8, 2023. Its key features include:

- **Limit Evictions for Non-Payment of Rent** (i) for all renters during the cold weather period from November 1st to April 1st and (ii) for renters with a minor child, a student, or a person working in a public or private school, child-care, or early childhood education and assistance program during the Tacoma Public School year;
- **Prohibits Rent Increases** if a landlord is determined to be in violation of tenant health and safety laws or if the landlord has not resolved tenant requests for repairs to make a dwelling safe;
- **Prohibits “Unfair or Excessive Fees”**: a pet deposit more than 25% of monthly rent, move-in fees, security deposits more than monthly rent, and late rent fees more than \$10
- **Requires Two Notices of Rent Increases**: the first must be between 210 and 180 days before the increase takes effect and the second must be between 120 days and 90 days before the increase takes effect;
- **Requires Landlord to Pay Relocation Assistance** to a tenant who requests it if tenant relocates after receiving the 180-day notice of a rent increase of 5% or more. The relocation assistance must be equal to 2 months’ rent if the increase is greater than 5%; 2.5 months’ rent if the increase is greater than 7.5%; and 3 months’ rent if the increase is more than 10%

The full text for the Landlord Fairness- Code (2023) is at the City’s website at this [link](#) (under Chapter 1.100).

In spring 2024, ordinance sponsors and housing nonprofits and government agencies in Tacoma formed the Landlord Fairness Code (LFC) Study Workgroup to evaluate the effects of this ordinance. This workgroup includes representatives from the following:

- Tacoma For All
- Tacoma-Pierce County Affordable Housing Consortium
- LandlordSolutions
- Spinnaker Property Management
- Tacomaprobono Community Lawyers
- City of Tacoma- Community and Economic Development Department- Housing

Division

- Pierce County Human Services
- The Evergreen State College
- University of Washington - at Tacoma

This project emerged to evaluate the effectiveness of Tacoma's Landlord Fairness Code in addressing housing instability, rising costs, and evictions in the city. In addition, the Study Group sought to evaluate whether the Landlord Fairness code had unintended consequences for the residential rental market, such as reducing the number of available rental units and more limited capacity for landlords to address tenant disruptions. The main questions the LFC Study Workgroup aims to answer include:

- What is the relationship between adoption of the LFC and evictions in Tacoma?
- What is the relationship between the LFC and rent payments, such as:
 - Tenants negotiating rental repayments with landlords
 - The rate of rent defaults
 - Extent to which rent defaults occur for inability to pay;
 - Extent to which rent defaults occur for an unwillingness to pay;
 - Extent to which rent defaults show among low-income households and among defaults among higher income households;
 - Extent and reasons for rent defaults by subsidized tenants receiving rental subsidies or those renting from non-profit landlords (like THA, Mercy Housing, Human Good, YWCA, MDC, etc).
- What effect has this ordinance had on availability of rental units?
- What effect has this ordinance had on landlord decisions about:
 - Rental rates
 - Screening requirements
 - Security deposits and fees
- What effect has the LFC had on school year and winter homelessness in Tacoma?

This report describes the findings from the Tacoma Landlord's Survey carried out by the LFC Study Workgroup in May and June 2025. This survey sought to assess changes in the following rental market conditions experienced by property owners, managers, developers, financiers, and brokers since adoption of the LFC:

- Rental rates
- Rental application process, such as screening requirements, application fees, and security deposits
- Frequency of late payment of rent, or rent defaults
- Lease terminations and evictions
- Landlord ability to address noise, disruptions, and other problems created by other tenants on a property
- Satisfaction with the tenant-landlord relationship
- Plans for buying, selling, or developing residential rental property in Tacoma

SURVEY METHODOLOGY

To answer these questions, the LFC Study Workgroup distributed an online survey questionnaire to the property owner and manager email listservs maintained by the organizations and agencies participating on the LFC Study Workgroup. The landlord survey questionnaire is included in Appendix D below. Each member of the workgroup forwarded a recruitment email message and three reminder messages (see appendices for text) with a link to the survey to their landlord listservs. The survey link was shareable and thus could be forwarded by respondents to other rental property owners, managers developers, brokers and sources of financing. The survey accepted responses between May 26 and June 16, 2025. The Evergreen State College hosted the survey questionnaire and responses on a secure WordPress site using the Formidable Forms survey tool.

To limit responses to property owners and managers in Tacoma, the survey questionnaire included items asking the respondent to indicate the zip codes in which they rent homes. Responses from those not operating in a Tacoma zip code are excluded from the analysis in this report.

To reduce duplicate responses, the survey collected the IP address of each respondent. While IP address is not a unique individual identifier, it does indicate whether one or more responses came from the same computer network. The principal investigator compared responses from the same IP address and deleted individuals where more than 75% of the question responses were the same as those of another with the same IP address (the response with the earliest datetime stamp was retained). In all, the survey received 166 usable responses.

As with any study, the approach taken by the LFC Study Workgroup has limitations. Measuring the effects of the LFC is challenging in three ways:

- Developing measures of rental market change requires obtaining and managing information from multiple organizations (e.g., City of Tacoma, Pierce County, various landlord associations, tenant advocacy groups, the Affordable Housing Consortium) whose members are organizations that develop, own, and manage housing for low-income households. Tracking the metrics will likely rely, not only on quantifiable data, but also on more qualitative accounts from landlords, tenant groups, advocacy organizations, banks, investors.
- In some cases, the data are unavailable in a timely manner, or generating useable data sets would prove to be cost prohibitive. Even if we could track changes in these metrics, it will be a challenge to determine whether or not to attribute the changes to the ordinance. Making that determination may also have to rely on interviews and the judgments of landlords, tenant groups, banks, investors, etc.
- The effect of the LFC may take more than a year for its effects to show, particularly in market outcomes.

RESPONDENT CHARACTERISTICS

The survey asked respondents both to describe the role of their business or organization in the housing market (i.e. property owner, property manager, broker, developer, financier, or other) and the number of properties that they own or manage in Tacoma. Table 1 shows the number percentage of responding businesses that identified with each of these roles, based on their responses to these questions. The most commonly cited role was that of “property manager”: 87% of respondents indicated that at least one of their roles was as property manager or that they manage at least one residential rental property. Moreover, 86% of respondents indicated that their business or organization owned at least one residential rental property.

<i>Table 1</i> <i>Number of Respondents by Role</i>		
Role	# of Respondents	% of Respondents
Property Owner	143	86%
Property Manager	145	87%
Broker	18	11%
Developer	13	8%
Financier	4	2%
Other Role	4	2%

The landlord survey also asked respondents to describe the organizational structure of their business or organization: is it a for-profit business, non-profit, public or government agency, or individual owner who is unincorporated, or other? Table 2 shows the number and percentage of each type of organization responding to the survey. Nearly 50% indicated that they were responding for a for-profit business, while another 40% indicated that they were an individual owner who was unincorporated.

<i>Table 2</i> <i>Number and Percentage of Respondents by Organization Type</i>		
Organization Type	# of Respondents	% of Respondents
For-profit	80	49%
Individual owner who is unincorporated	67	41%
Non-profit	11	7%
Other (please describe)	4	2%
Public or Government Agency	2	1%

The survey measures business size in terms of 2024 gross income and numbers of properties owned or managed. Figure 1 presents the number of landlords responding to the gross income question (92) by their reported level of 2024 gross income. Though most respondents indicated a gross income of under \$200,000 in 2024, thirteen respondents indicated that their business earned over \$1,000,000 in 2024. Thus, the mean gross income (\$949,219) and median gross income (\$212,500) are quite different.

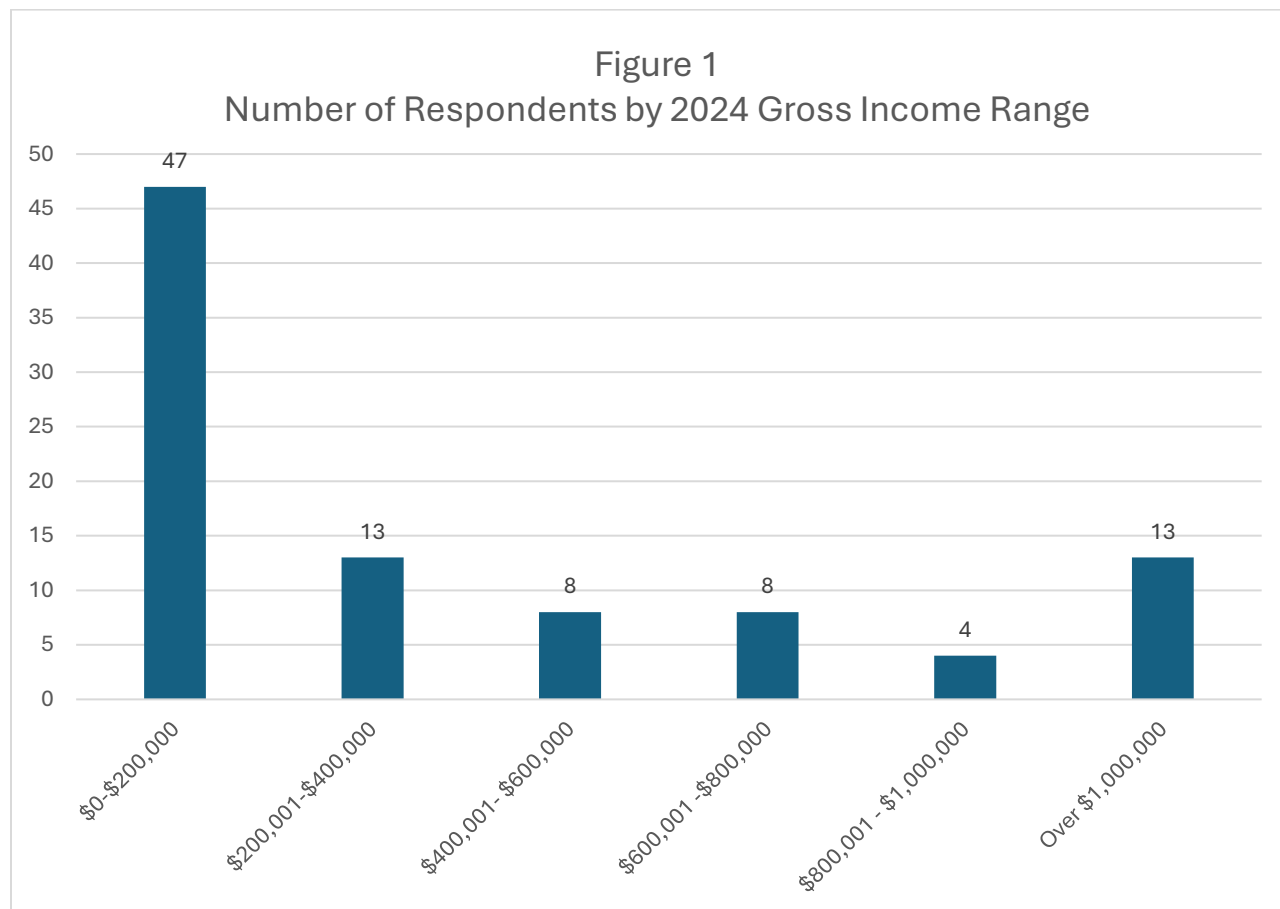
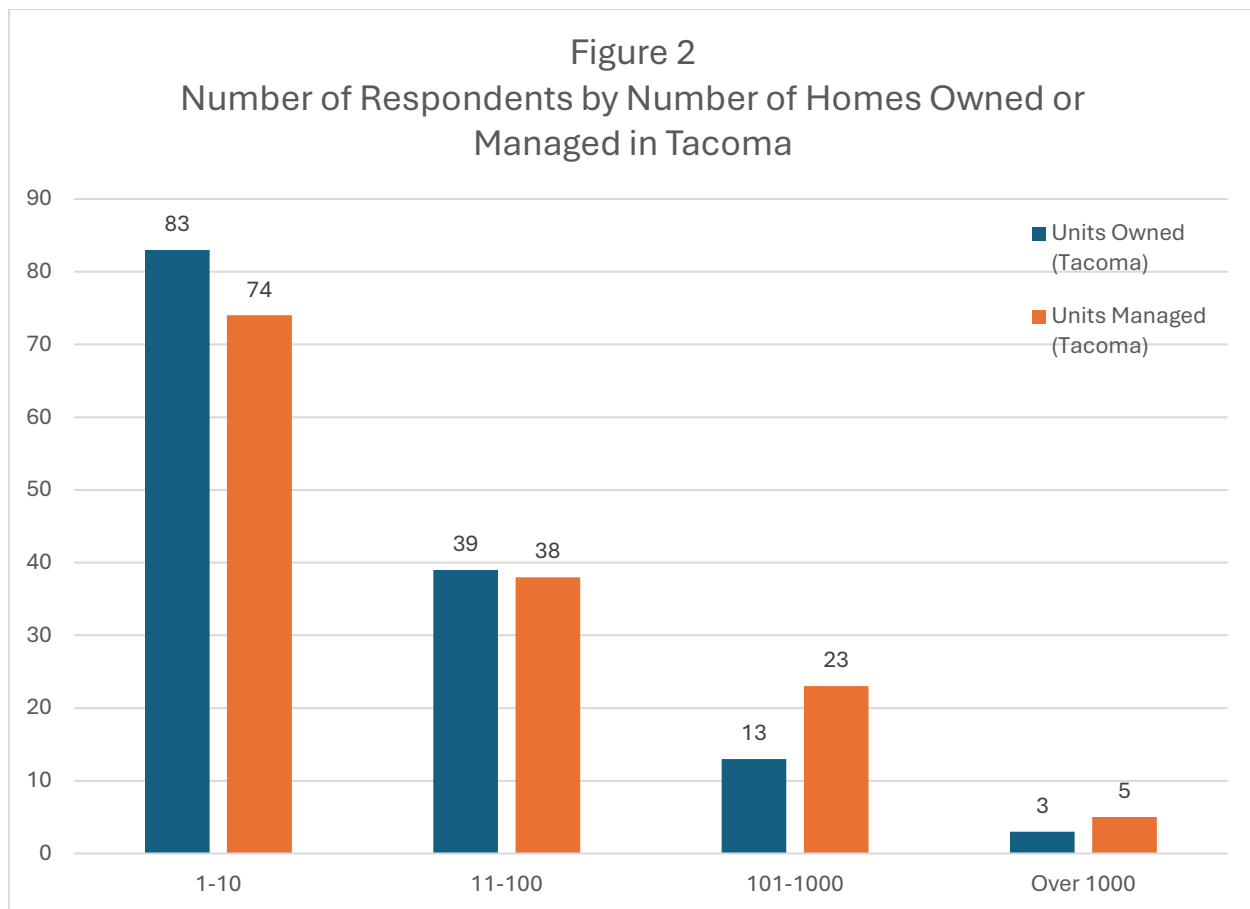


Figure 2 describes the number of landlords responding to this survey by the number of homes they own or manage in Tacoma. Fifty-eight percent of the respondents indicating that they own rental property said that they own between 1 and 10 rental units in Tacoma. Eleven percent of the responding businesses and organizations who own rental property, however, indicated that they own more than 100 homes in Tacoma, and three of those businesses indicated they own over 1000 rental units in Tacoma. From among businesses and organizations that manage properties (140 total), over half (53%) indicated that they manage between 1 and 10 rental properties. Twenty percent of rental managing businesses indicated they manage more than 100 rental properties, and five responding organizations indicated that they manage over 1000 rental properties in Tacoma.



Though nearly all (99%) of the responding businesses and organizations in this survey are based in Washington state, 30 of the respondents (18%) indicated that they own residential rental property outside of Tacoma.

The survey asked responding businesses and organizations, “Is your organization or business a woman-owned business?” and “Is your organization or business a minority-owned business?”. Thirty percent of respondents indicated that they were a minority-owned business, and 38% indicated that they are a woman-owned business. Seventeen percent indicated that they are both woman- and minority-owned.

Responding businesses and organizations also differed in terms of whether they own or manage rental units that are subsidized or are income restricted. To assess this, the survey asked these two questions:

Considering the properties your organization or company either owns or manages in Tacoma, what percentage of units would you say receive a monthly rental assistance subsidy or voucher from a government or nonprofit organization (such as the Department of Housing and Urban Development, City of Tacoma, Tacoma Housing Authority, or Pierce County Housing Authority)?

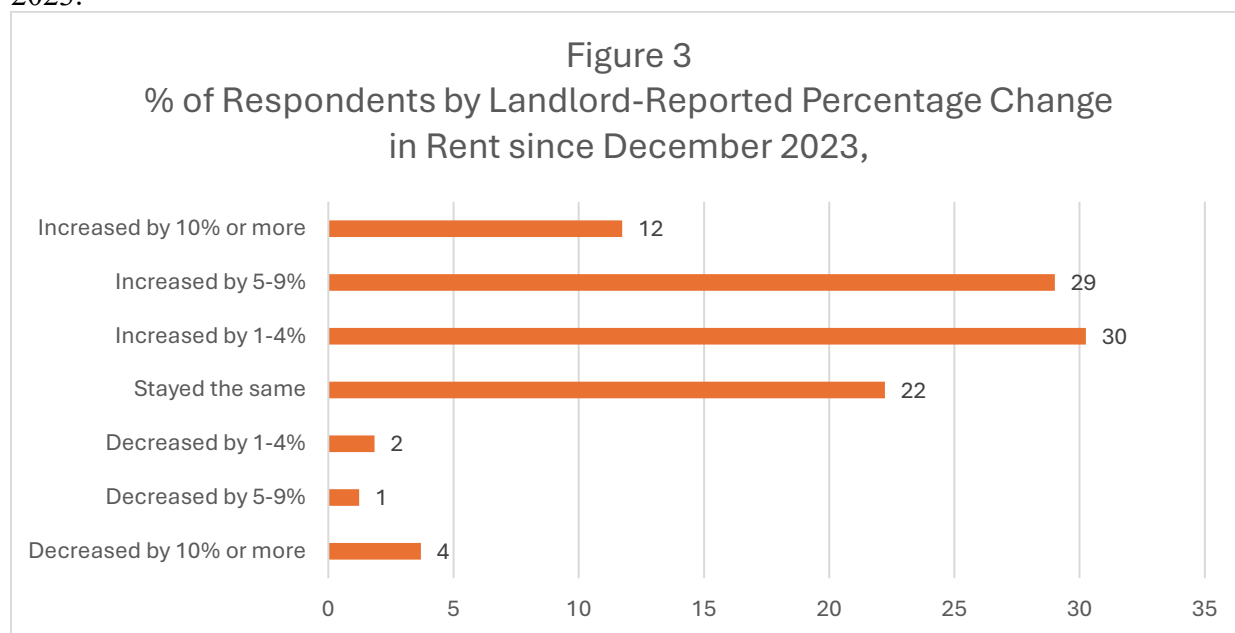
Considering the properties your organization or company either owns or manages in Tacoma, what percentage of your units have an income restriction for affordability?

Over half (55%) of the responding businesses and organizations indicated that they have at least one property they own or manage in Tacoma with a tenant who receives a rental subsidy. In addition, almost 30% of the respondents indicated that they own or manage at least one rental property with an income cap. Twenty-two percent of responding businesses indicated both that they have tenants who receive a subsidy and that they own or manage income-capped rental properties. Ten respondents (6%) indicated that all the properties they own or manage are income restricted.

FINDINGS: RENT AND RENT CHANGE

A provision of the LFC limits the ability of landlords to raise rents if the property violates tenant health and safety laws or if the landlord has not resolved tenant requests for repairs to make a dwelling safe. A second provision of the LFC requires landlords to provide relocation assistance to a tenant if the landlord increases the monthly rent by more than 5%. The amount of relocation assistance is scaled so that a larger increase will require payment of more relocation assistance. The relocation assistance must be equal to 2 months' rent if the increase is greater than 5%; 2.5 months' rent if the increase is greater than 7.5%; and 3 months' rent if the increase is more than 10%. This suggests the possibility that rents may remain more stable following implementation of the LFC. At the same time, the additional restrictions and costs that the LFC imposes on landlords may lead some owners to raise rents to offset some of these costs. Consequently, one goal of the landlord survey is to measure changes in rental rates since adoption of the LFC in December 2023.

Generally, the survey data indicate that landlords reported rent increases since December 2023 that are consistent with the average monthly rent increase for the Western United States. To measure change in rents, the landlord survey asked respondents, "Considering the residential properties your organization owns or manages in Tacoma, how much have your rental rates changed on average since adoption of the Landlord Fairness Code in December 2023?" Figure 3 shows the number of businesses and organizations reporting each level of rent change since December 2023. The median reported change in rent from those responding to the survey was an increase of 1-4%. By comparison, the median asking rent in the West region of the United States increased 3.4% (U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey, April 28, 2025, Table 11A). About 30% of the respondents reported a rent increase of 5% or more, and about another 30% indicated that their rent has stayed the same or declined since December 2023.



At the same time, landlord respondents generally agreed that the Landlord Fairness Code was a factor in their decisions on rental rates. To assess the relationship of rent change to the Landlord Fairness Code, the landlord survey also asked, “To what extent has Tacoma’s Landlord Fairness Code affected your organization or company’s decisions about its residential rental rates? Great extent, Somewhat, Very Little, or Not at all.” Well over half (65%) of the respondents indicate that the Landlord Fairness Code had a great effect on their decisions about rents, and another 20% indicated it had somewhat of an effect.

Moreover, landlords reporting larger changes (both increases and decreases) in rent were more likely to attribute their rent decisions to the Landlord Fairness Code. Table 3 illustrates this relationship in a crosstabulation or contingency table, which shows the number of businesses or organizations who responded to each combination of response category for the rent change and the Landlord Fairness Code questions.² Seventeen of the 19 landlords (89%) who reported a rent increase of 10% or more also indicated the Landlord Fairness Code had a “great effect” on their rent decisions. Likewise, 9 of the 11 landlords who reported that they had reduced their rent said that the Landlord Fairness Code had a “great effect” on their decision. In contrast, only 15 of the 36 landlords (42%) who reported that their rent had stayed the same reported that the Landlord Fairness Code had a great effect on their decision, while 14 of these landlords (39%) indicated the LFC had no effect at all on their decisions.

<i>Table 3</i> <i>Crosstabulation of Responses by Change in Rent since December 2023 and Effect of Landlord Fairness Code</i>					
	Reported Effect of Landlord Fairness Code				
	<i>Great Extent</i>	<i>Somewhat</i>	<i>Very Little</i>	<i>Not at all</i>	<i>Total</i>
Change in Rent					
<i>Increased by 10% or more</i>	17	2	0	0	19
<i>Increased by 5-9%</i>	36	7	4	0	47
<i>Increased by 1-4%</i>	29	17	2	1	49
<i>Stayed the same</i>	15	5	2	14	36
<i>Decreased</i>	9	2	0	0	11
Total	106	33	8	15	162

To measure the relationship between rent change and LFC effect, we calculated the chi-square statistic for this crosstabulation. Chi-square measures the difference between the number of respondents in each crosstabulation cell and the number that would be expected in the absence of a relationship. A chi-square test of this crosstabulation indicates that it is highly unlikely that

² To simplify, the “decreased” rent change responses in Table 3 are collapsed into a single category.

this relationship between the rent change reported by respondents and the reported effect of the Landlord Fairness Code is the result of random sampling error.³

Moreover, the rent changes reported by landlords are generally similar with respect to the type of owner (for-profit, non-profit, or individual); minority or woman ownership; business size (in terms of income and numbers of units owned or managed); unit affordability (percent subsidized or income restricted); or reported changes in rent defaults, evictions, or tenant disruptions. That is, adoption of the LFC thus far has not caused rents to increase owing to effects on rent defaults, evictions, tenant disruption, or additional burdens on smaller landlords and those serving lower-income renters compared to larger and market-rate-oriented landlords. This is affirmed by an ordered logistic regression analysis of the rent changes reported by landlords and these variables (reported in Appendix C).

To sum up, the majority of landlords responding to this survey indicated that their rents have increased at least somewhat since December 2023. The median reported increase was between 1 and 4%, which is consistent with rent increases in 2024 for the Western United States as a whole. Moreover, most landlords indicate that the LFC has affected their decisions about rents to a “great extent”, particularly among those who reported either a large increase in rent or a reduction. But at the same time, the survey finds little evidence that changes in rent defaults, evictions, or tenant disruption, were correlated with changes in rent. Thus, the main factor associated with reported changes in rent is the landlord-reported effect of the LFC, rather than reported changes in such factors as more late rent payments, more evictions, and less effectiveness in managing tenant disruptions.

³ The larger the value of the chi-square statistic, the less likely it is that the observed values can be explained as the result of random sampling error. The chi-square statistic for this crosstabulation is 60.5 with 12 degrees of freedom. The probability of this result from random sampling error is well under 1%. Hence, we conclude that it is very likely that a relationship exists between landlord-reported rent increases and their reported effect of the LFC.

FINDINGS: RENTAL APPLICATION PROCESS

A provision of the LFC prohibits ““unfair or excessive fees”: a pet deposit more than 25% of monthly rent, move-in fees, security deposits more than monthly rent, and late rent fees more than \$10. Considering this provision, one might expect that renters seeking housing after adoption of the LFC will find application fees and security deposits less onerous, compared to those who last sought rental housing before adoption of the LFC. At the same time, the LFC’s provisions that limit when evictions for non-payment of rent can occur; limit late rent fees; and require relocation assistance for rent increases over 5% might encourage landlords to be more selective about tenants. This would be reflected in more rigorous application screening and in higher application fees or security deposits.

Overall, most landlords reported making one or more of their application elements more restrictive since December 2023. To assess these claims, the landlord survey asked respondents to describe the changes they have made since December 2023 to seven elements of the rental screening application process:

- Minimum income requirements
- Credit score
- Rental history
- Pets
- Criminal history
- Application fee
- Security deposit

For each element, the respondent was asked if “overall your organization or company made its approval criteria and fees stricter or more expensive, less strict or less expensive, or left the same since adoption of the Landlord Fairness Code in December 2023.” Figure 5 shows the percentage of landlord respondents indicating that they are stricter or require a higher payment since December 2023 for each application element. Overall, 72% of the landlords indicated they had made at least one of their application

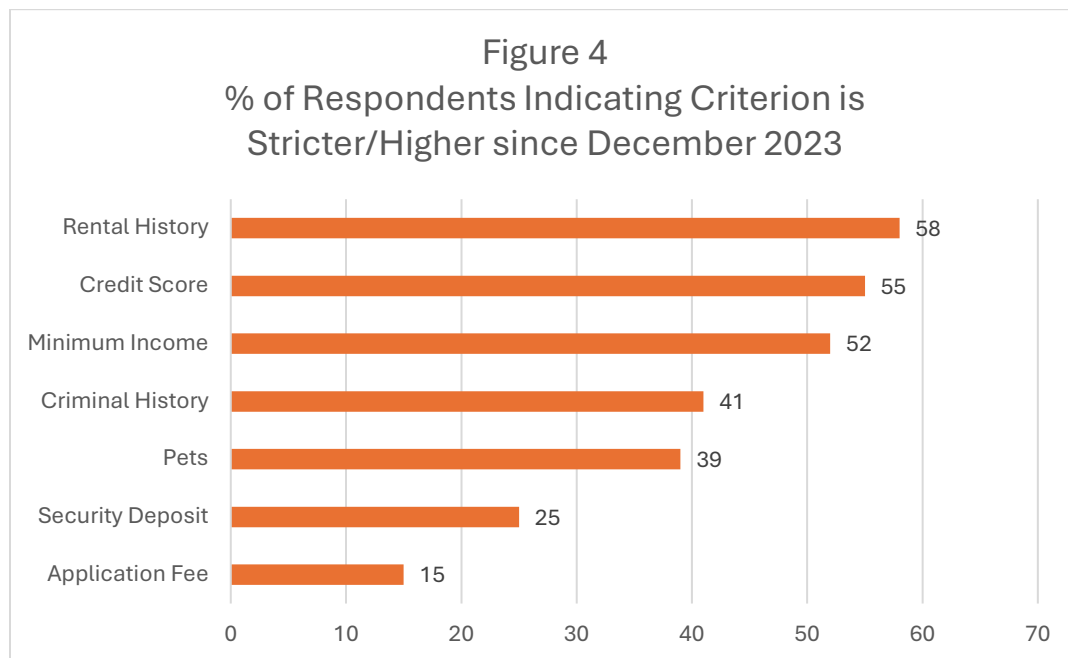
criteria more restrictive since December 2023. Over half of the respondents indicated that they have adopted stricter standards for rental history, credit score, and minimum income since adoption of the LFC. At the same time, only 25% of the respondents indicated that they require a higher security deposit, and only 15% reported increasing their application fees.

...72% of the
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one of their
application criteria
more restrictive



At the same time, landlord respondents generally agreed that the Landlord Fairness Code was a factor in their decisions on application process changes. To assess the relationship of rent change to the Landlord Fairness Code, the landlord survey also asked, “To what extent has Tacoma’s Landlord Fairness Code affected your organization or company’s decisions about your rental screening and application requirements?” Well over half (63%) of the respondents indicate

that the Landlord Fairness Code had a great effect on their decisions about application process, and another 27% indicated it had somewhat of an effect.



Moreover, landlords reporting more restrictive changes in their application process were generally more likely to attribute their decisions to the Landlord Fairness Code. To illustrate this relationship, Table 4 is a crosstabulation or contingency table of the number of businesses or organizations who responded to each combination of response category for the change to minimum income standards and the Landlord Fairness Code questions. Of the 83 respondents who indicated that their minimum income criterion had become stricter, 68 (82%) also indicated the Landlord Fairness Code had a “great effect” on their application process decisions. On the other hand, of the 64 respondents who said that their minimum income criterion had stayed the same, only 29 (45%) said that the Landlord Fairness Code had a “great effect” on their decision. A chi-square test of this crosstabulation indicates that it is highly unlikely that this relationship between the minimum income change reported by respondents and the reported effect of the Landlord Fairness Code is the result of random sampling error.⁴ That is, the survey data indicate that respondents who reported larger changes in the minimum income criterion were more likely to attribute their decisions to the LFC.

⁴ The chi-square statistic for this crosstabulation is 34.1 with 6 degrees of freedom. The probability of this result from random sampling error is well under 1%.

<i>Table 4</i> <i>Crosstabulation of Responses by Change in Minimum Income Criterion since December 2023 and Effect of Landlord Fairness Code</i>					
	Reported Effect of Landlord Fairness Code				
	<i>Great Extent</i>	<i>Somewhat</i>	<i>Very Little</i>	<i>Not at all</i>	<i>Total</i>
Minimum Income					
<i>Less Strict</i>	3	6	1	1	11
<i>Same</i>	29	22	9	4	64
<i>More Strict</i>	68	15	0	0	83
Total	100	43	10	5	158

Similar results hold for crosstabulations with four of the six other application screening criteria, the exceptions being the application fee and security deposit. Table 5 reports the chi-square statistics for each crosstab on application criterion change and landlord-reported effect of the LFC on application changes. The chi-square statistics indicate statistically significant relationships⁵ between change in the strictness of minimum income, credit score, rental history, pet, and criminal history and the landlord's reported effect of the LFC on their screening decisions. The chi-square statistic for the relationship between change in application fee and the LFC question is somewhat smaller than the others but does meet the conventional standard for statistical significance.⁶ The chi-square statistic for the relationship between change in security deposit and the reported effect of the LFC is not statistically significant at the 5% level of significance.

⁵ That is, for each contingency table the relationship between how a respondent answered the application change question and the Landlord Fairness Code question is highly unlikely to be the result of random sampling error.

⁶ That is, the probability of this result from random sampling error is under 5%.

Table 5
Chi-square Statistic and P-values for Cross-tabbed Frequencies of Application Element Rating and Extent to Which LFC affected Screening Decisions, by Element (df =6)

Application Element	Chi-square	P-value
Minimum Income	34.1	< 0.001
Credit Score	48.2	< 0.001
Rental History	45.8	< 0.001
Pet Restrictions	20.7	0.002
Criminal History	34.4	< 0.001
Application Fee	13.3	0.038
Security Deposit	12	0.062

At the same time, the rental application process changes that a landlord reported is generally unrelated to their business type (for-profit, non-profit, or individual); whether they are minority or woman owned; their business size (in terms of income and numbers of units owned or managed); unit affordability (percent subsidized or income restricted); or the changes they reported in rent defaults, evictions, or tenant disruptions.⁷ This implies that adoption of the LFC thus far has not caused the rental application process to become more stringent owing to effects on rent defaults, evictions, tenant disruption, or additional burdens on smaller landlords and those serving lower-income renters compared to larger and market-rate-oriented landlords.

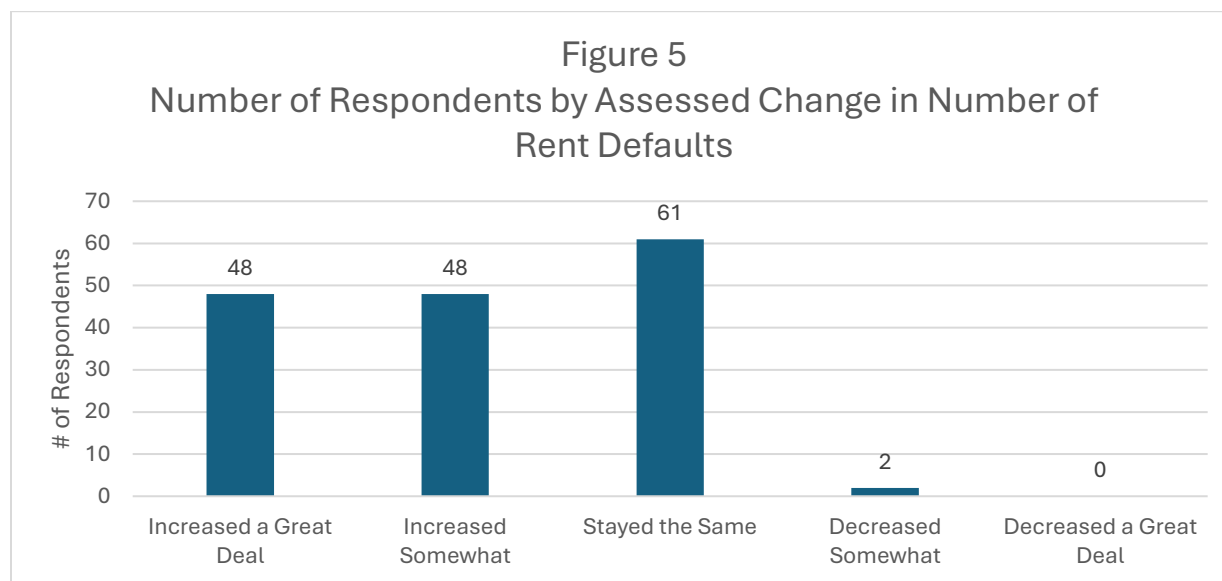
In sum, nearly 75% of the landlords responding to this survey indicated that they had made one or more criteria in their rental application process stricter or more expensive since December 2023. Moreover, except for changes in security deposits, landlords who reported making an element of their application process stricter were more likely to also indicate that the LFC had affected their decision to a “great extent.” At the same time, the survey finds little evidence that changes in rent defaults, evictions, or tenant disruption, were correlated with changes reported by landlords to their application process.

⁷ To measure the relationship between changes reported by a landlord to their rental application process and each of these variables, we estimated an ordinary least squares regression model, which provides measures (or coefficients) of the relationship between application change and selected measures from the survey. The coefficients and other parameters for this model are reported in Appendix C, table C2. The only statistically significant relationship found in the regression is between a landlord’s application process changes and their reported effect of the LFC on their application process decisions.

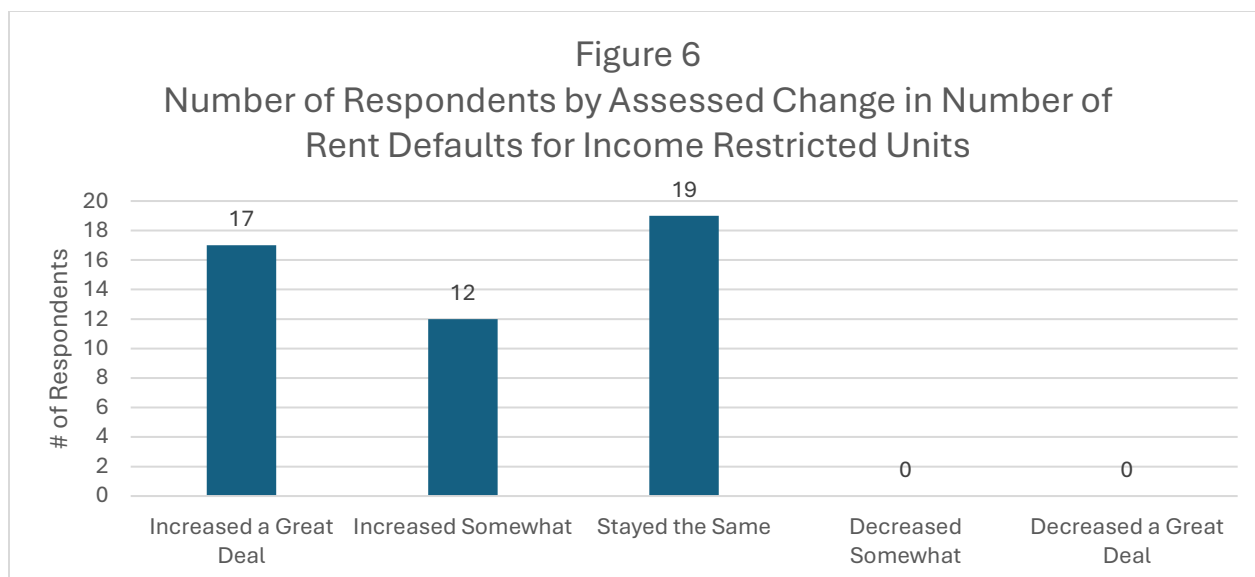
FINDINGS: RENT DEFAULTS

Provisions of the LFC limit late payment fees to \$10 per occurrence and restrict the ability of landlords to evict tenants at certain times of the year. By reducing the penalties for the payment of rent late, some argue that these provisions of the LFC may encourage more tenants to make late rent payments.

Consistent with this concern, most landlords in the survey indicated that rent defaults had at least somewhat increased. In particular, the landlord survey asked respondents “Considering the residential properties your organization or company owns or manages in Tacoma, to what extent has the frequency of rent defaults changed since adoption of the Landlord Fairness Code in December 2023? Increased a great deal, Increased somewhat, Stayed the same, Decreased somewhat, or Decreased a great deal.” Figure 7 illustrates the response frequencies for this question. Sixty percent of the landlords indicated that rent defaults had increased at least somewhat, and the median response was that rent defaults have increased somewhat since adoption of the LFC. But the most common response was that rent defaults stayed the same (38% of responses). Only 2 respondents indicated that rent defaults had declined at all. The extent of the dispersion here suggests that landlords had widely differing experiences with changes in rent defaults since December 2023.



The landlord survey also asked landlords to assess the change in rent defaults for their income restricted properties. Responses to this question are similar to those for rent defaults over all properties. Figure 8 shows the response frequencies for each response option for the 48 landlords who indicated they owned or managed income-restricted properties. The median response was that rent defaults have increased somewhat since adoption of the LFC, and the most common response was that rent defaults stayed the same.



Moreover, landlord respondents generally perceived that the Landlord Fairness Code was a factor in the increased number of rent defaults. To assess this, the survey asked landlords, “To what extent would you say that Tacoma’s Landlord Fairness Code affected the number of defaults since December 2023? Great extent, Somewhat, Very Little, or Not at all.” Over 75% of the responding landlords indicated that they believed the Landlord Fairness Code had at least somewhat of an effect on rent defaults.

In addition, landlords who perceived the rent defaults had increased a great deal were generally more likely to attribute that change to the Landlord Fairness Code than landlords who perceived little or no change in rent defaults. To illustrate this relationship, Table 6 is a crosstabulation or contingency table of the number of businesses or organizations who responded to each combination of response category for the change in rent defaults and the Landlord Fairness Code questions.⁸ From among the 48 landlords who said that rent defaults had “increased a great deal”, 46 (96%) indicated that the LFC had affected rent defaults to a “great extent.” Only 1 of those respondents indicated the LFC had no effect on rent defaults. By comparison, only 4 of the 58 respondents who indicated that rent defaults had stayed the same or decreased perceived the LFC as having a great effect on rent defaults, while 21 of those respondents (36%) indicated that the LFC had not affected rent defaults at all. A chi-square test of this crosstabulation indicates that it is highly unlikely that this relationship between the rent change reported by respondents and the reported effect of the Landlord Fairness Code is the result of random sampling error.⁹

⁸ To simplify, the “decreased” rent defaults responses in Table 6 are collapsed with the “Stayed the Same” responses.

⁹ The chi-square statistic for this crosstabulation is 120.7 with 6 degrees of freedom. The probability of this result from random sampling error is well under 1%.

<i>Table 6</i> <i>Crosstabulation of Responses by Change in Rent Defaults since December 2023 and Effect of Landlord Fairness Code</i>					
	Perceived Effect of Landlord Fairness Code				
	<i>Great Extent</i>	<i>Somewhat</i>	<i>Very Little</i>	<i>Not at all</i>	<i>Total</i>
Change in Rent Defaults					
<i>Increased a Great Deal</i>	46	1	0	1	48
<i>Increased Somewhat</i>	14	30	2	1	47
<i>Stayed the Same or Decreased</i>	4	21	12	21	58
Total	64	52	14	23	153

In addition, the survey data suggest that landlords who are private individuals and unincorporated were less likely to report an increase in rent defaults than for-profit real estate firms. Table 7 is a crosstabulation or contingency table of the number of businesses or organizations who responded to each combination of response category for the change in rent defaults and the owner type questions.¹⁰ Thirty of the 80 for-profit firms (38%) indicated that rent defaults “increased a great deal” since December 2023, while only 21 (26%) indicated that rent defaults had stayed the same or declined. By comparison, only 13 of the 63 individual owners (21%) indicated that rent defaults had “increased a great deal” while 35 (56%) indicated that rent defaults had stayed the same or declined. The chi-square statistic for the relationship between change in rent defaults and the owner type meets the conventional standard for statistical significance.¹¹ Hence, to the extent that rent defaults have increased since December 2023, the effect has generally been experienced by larger landlord businesses and organizations than by the smallest owners.

¹⁰ To simplify, the “decreased” rent defaults responses in Table 6 are collapsed with the “Stayed the Same” responses and the government and other owner-type responses are collapsed with the non-profit responses.

¹¹ That is, the probability of this result from random sampling error is under 5%. The chi-square statistic is 13.0 with 4 degrees of freedom.

Table 7
Crosstabulation of Responses by Change in Rent Defaults since December 2023 and Owner Type

	Owner Type			
	<i>For-Profit Firm</i>	<i>Government or Non-profit Organization</i>	<i>Individual Owner</i>	<i>Total</i>
Change in Rent Defaults				
<i>Increased a Great Deal</i>	30	5	13	48
<i>Increased Somewhat</i>	29	4	15	48
<i>Stayed the Same or Decreased</i>	21	7	35	63
Total	80	16	63	159

At the same time, the change in rent defaults that a landlord reported is generally unrelated to whether they are minority or woman owned; their business size (in terms of income and numbers of units owned or managed); or unit affordability (percent subsidized or income restricted).¹² This implies that, aside from for-profit landlords, some types of landlords have not been more vulnerable to an increased number rent defaults than others.

Overall then, landlords responding to this survey note increased rent defaults since December 2023, though they differ in the extent of that increase. Moreover, landlords attribute these increases to the LFC, and those landlords reporting larger increases in rent defaults are more likely to also perceive that the LFC played a role in these increases. At the same time, the findings do not indicate that smaller landlords, those that serve poorer residents who receive subsidies or occupy income-restricted homes, or woman or minority-owned firms have not been made more vulnerable to rent defaults. Indeed, individual owners who are unincorporated reported smaller change in rent defaults than other types of owners.

¹² See Appendix C Table C3 for supporting regression analysis

FINDINGS: EVICTIONS

An important aim of the LFC has been to reduce the number of evictions in Tacoma and make the process more equitable. Provisions of the LFC attempt to do this by restricting the ability of landlords to evict tenants at certain times of the year. Considering this, one might expect the frequency of evictions to go down after adoption of the LFC in December 2023, either because of the time limitation itself or because delays in eviction provide time for tenant and landlord to negotiate a solution aside from eviction.

At the same time, some have argued that provisions of the LFC that limit late rent fees and that restrict eviction may increase the frequency of eviction at the expiration of the annual eviction bans during the cold weather months and during the school year.. This could happen if the LFC protections result in more late rent payments from tenants that ultimately result in an eviction.

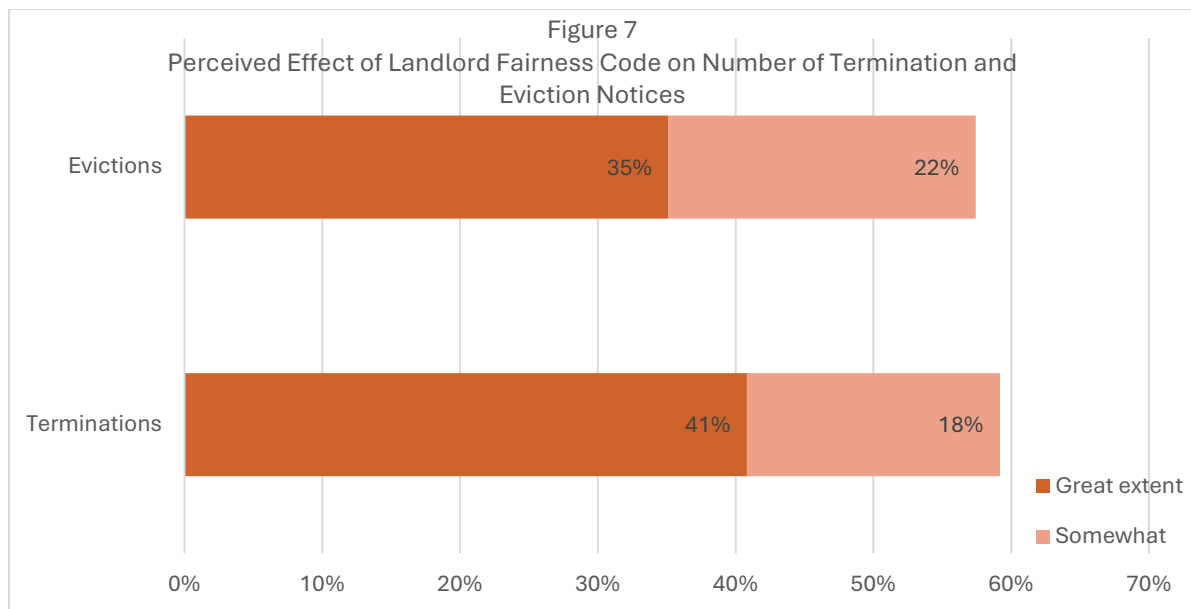
To assess changes in eviction since adoption of the LFC, the landlord survey asked respondents to report two types of information for both 2023 and 2024: 1) the number of lease or rental agreement termination notices they issued to tenants and the reasons for the notice (nonpayment of rent; notice to comply or vacate; notice to terminate for waste, nuisance, unlawful activity, or other substantial and repeated misconduct; and other) and 2) the number of eviction notices they i) served and ii) filed in court. Table 8 summarizes this data with the average number of each type of termination and eviction notice reported by the landlord respondents in 2023 and in 2024. Table 8 also indicates whether the average number of each type of notice in 2024 is greater to a statistically significant degree than its 2023 average. The results here indicate that the most frequently issued notice is termination for unpaid rent. In 2024, the average landlord issued 10 such notices. The results also indicate that the average number of each type of termination and eviction notice was significantly higher in 2024 than in 2023. That is, the difference in each pair of means is unlikely to be an artifact of random sampling error.¹³

... the average number of each type of termination and eviction notice was significantly higher in 2024 than in 2023.

¹³ As determined in a one-tailed t-test of the difference in means for each pair of means. Table 8 reports the probability that random sampling error could explain each difference at the 5% level of confidence and 1% level of confidence.

<i>Table 8</i> <i>Average Number of Terminations and Evictions in 2023 and 2024</i>			
	2023 Mean	2024 Mean	2024 Mean > 2023 Mean?
Termination for Unpaid Rent	5.2	10.0	Yes (p < 0.05)
Termination, Vacate or Comply	2.3	4.1	Yes (p< 0.01)
Termination for Nuisance	0.6	1.1	Yes (p<0.05)
Termination, Other	0.2	0.5	Yes (p<0.05)
Total Number of Terminations	8.3	15.8	Yes (p<0.01)
Evictions Served	5.8	10.5	Yes (p<0.05)
Evictions, Court	1.9	3.0	Yes (p<0.01)

In general, landlord respondents were divided on the effect of the Landlord Fairness Code on termination and eviction notices. Figure 10 shows the percentage of landlords who responded that the Landlord Fairness Code affected the number of their termination and eviction notices to a “great extent” or “somewhat.” Just under 60% of the respondents reported that the LFC had at least somewhat of an effect on the number of notices, with the remainder indicating it had very little or no effect at all on their notices.



In contrast to the findings on changes in rent, application process, and rent defaults, the landlord survey data do not show a significant relationship between a landlord's reported change in numbers of termination and eviction notices and the landlord's assessment of the effect of the LFC on terminations and evictions. To evaluate this, we conducted a set of three ordinary least squares regression analyses, one each for 1) the change between 2023 and 2024 in the total number of eviction notices; 2) the change in the number of eviction notices served; and 3) the change in the number of eviction notices filed in court.¹⁴ The results found no evidence for a statistically significant relationship between change in the number of any of these three types of notices and the landlord's assessment of the effect of the LFC on terminations or evictions; the type of owner (for-profit, non-profit, or individual); minority or woman ownership; business gross income; unit affordability (percent subsidized or income restricted); or reported changes in rent defaults or tenant disruptions.

The only factor found to have a significant relationship to a landlord's reported change in the number of terminations or evictions is the size of the business, as measured by the number of rental properties it owns or manages. This, however, is unsurprising, since a landlord that owns or manages more properties will be expected to make more termination and eviction notices in an average year, and thus to have larger average changes in the numbers of notices. Consequently, thus far it is difficult to attribute the increased number of evictions and terminations to adoption of the LFC.

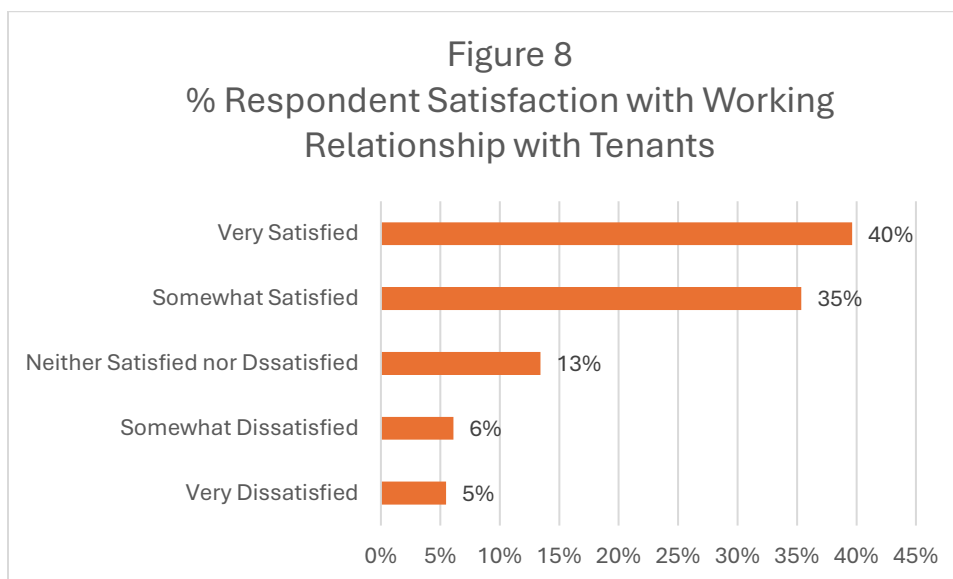
Overall then, landlords responding to the survey indicated that the number of termination and eviction notices increased significantly after adoption of the LFC in December 2023. But responding landlords were divided in their opinion on whether the LFC contributed to these increases. Moreover, we find little evidence that the changes in terminations and evictions thus far are correlated with changes in the number of rent defaults or tenant disruptions or with the landlord's reported effect of the LFC.

¹⁴ Parameter estimates for each regression are reported in Appendix C, tables C4-C6.

FINDINGS: LANDLORD-TENANT RELATIONSHIP

The LFC’s provision that limits the time period for evictions raises the concern that property owners and managers may be more limited in their ability to evict tenants who create disruptions for other tenants. If this is the case, the result may be a reduced ability for landlords to manage noise, disruptions, and problems created by other tenants. In addition, concerns exist that the LFC’s provisions overall could create more opportunities for mis-steps to occur that result in contention between landlords and tenants.

To evaluate whether these outcomes have yet developed, the landlord survey asked, “Overall, how satisfied are you and your organization’s or company’s staff with your working relationship with your tenants?” Figure 8 illustrates the distribution of responses to this question. Over 75% of the respondents indicated that they were at least somewhat satisfied with how well they work with their tenants, while only 12% indicated they are dissatisfied.



At the same time, a significant proportion of landlords indicated that they believed their relationships with tenants have become more difficult since December 2023. The survey asked responding landlords whether they have been less effective, more effective, or stayed the same in their ability to manage noise, disruptions, or other problems created by other tenants since December 2023. In addition, the survey asked respondents to indicate whether they are more satisfied, less satisfied, or stayed the same in their “working relationship” with their tenants since December 2023. Nearly 60% of the respondents indicated that they had become less effective in managing disruption since December 2023, while only 3% felt they had become more effective. Moreover, 46% of the landlords indicated that they are less satisfied with their working relationship with their tenants since December 2023, while only 1% indicated that they were more satisfied.

Moreover, most of the responding landlords indicated that the LFC had a significant effect on their relationship with tenants. The survey asked respondents, “To what extent would you say that Tacoma’s Landlord Fairness Code has made it more difficult for you as an owner or property manager to address tenant noise, disruptions or other disorder?” Nearly 60% of the respondents indicated that the LFC had affected their ability to address disorder to a “great extent” and another 22% indicated it had “somewhat” of an effect.

In addition, landlords who perceived that they had become less effective at managing tenant disruptions were generally more likely to attribute that change to the Landlord Fairness Code than landlords who said their effectiveness had stayed the same or increased. To illustrate this relationship, Table 9 is a crosstabulation or contingency table of the number of businesses or organizations who responded to each combination of response category for the change in disruption effectiveness and the Landlord Fairness Code questions. Of the 93 landlords who indicated they had become less effective at managing disruptions, 78 (84%) indicated that the LFC had affected their ability to manage disruption to a “great extent.” By comparison, of the 61 people who indicated that their effectiveness had stayed the same, only 15 (25%) indicated that the LFC had affected their ability to a “great extent.” A chi-square test of this crosstabulation indicates that it is highly unlikely that this relationship between the rent change reported by respondents and the reported effect of the Landlord Fairness Code is the result of random sampling error.¹⁵

<i>Table 9</i> <i>Crosstabulation of Responses by Change in Effectiveness in Managing Tenant Disruptions since December 2023 and Effect of the Landlord Fairness Code</i>					
	Perceived Effect of Landlord Fairness Code				
Change in Disruption Effectiveness	<i>Great Extent</i>	<i>Somewhat</i>	<i>Very Little</i>	<i>Not at all</i>	<i>Total</i>
<i>We are Less Effective</i>	78	14	0	1	93
<i>Our Effectiveness has Stayed the Same</i>	15	18	17	11	61
<i>We are More Effective</i>	1	3	0	1	5
Total	94	35	17	13	159

¹⁵ The chi-square statistic for this crosstabulation is 71.3 with 6 degrees of freedom. The probability of this result occurring from random sampling error is well under 1%.

The survey data also suggest that for-profit firms were more likely than government and nonprofit agencies and individual unincorporated landlords to indicate their effectiveness at managing tenant disruptions had declined. Table 10 is a crosstabulation or contingency table of the number of businesses or organizations who responded to each combination of response category for the change in disruption effectiveness and the owner type questions.¹⁶ Of the 79 for-profit firms responding, 54 (68%) indicated they had become less effective, while only 8 of the 17 government and nonprofit respondents (47%) and 31 of the 63 individual owner respondents (49%) indicated they had become less effective. A chi-square test of this crosstabulation indicates that it is unlikely that this relationship between the rent change reported by respondents and the reported effect of the Landlord Fairness Code is the result of random sampling error.¹⁷

<i>Table 10</i> <i>Crosstabulation of Responses by Change in Effectiveness in Managing Tenant Disruptions since December 2023 and Owner Type</i>				
	Owner Type			
Change in Disruption Effectiveness	<i>For-Profit Firm</i>	<i>Government or Non-profit Organization</i>	<i>Individual Owner</i>	<i>Total</i>
<i>We are Less Effective</i>	54	8	31	93
<i>Our Effectiveness has Stayed the Same</i>	24	7	30	61
<i>We are More Effective</i>	1	2	2	5
Total	79	17	63	159

Similarly, the survey data suggest that for-profit firms were more likely than individual unincorporated owners to report that they have become less satisfied with their “working relationship” with tenants since December 2023. Table 11 is a crosstabulation or contingency table of the number of businesses or organizations who responded to each combination of response category for the change in satisfaction with tenant working relationship and the owner type questions.¹⁸ Of the 80 for-profit firms that responded, 44 (55%) indicated they had become less satisfied. In contrast, only 23 of the 65 individual owners who responded (35%) indicated they had become less satisfied. A chi-square test of this crosstabulation indicates that it is highly

¹⁶ To simplify, the government and other owner-type responses are collapsed with the non-profit responses.

¹⁷ The chi-square statistic for this crosstabulation is 10.3 with 4 degrees of freedom. The probability of this result occurring from random sampling error is under 5%.

¹⁸ To simplify, the government and other owner-type responses are collapsed with the non-profit responses.

unlikely that this relationship between the rent change reported by respondents and the reported effect of the Landlord Fairness Code is the result of random sampling error.¹⁹

<i>Table 11</i> <i>Crosstabulation of Responses by Change in Working Relationship with Tenants since December 2023 and Owner Type</i>				
	Owner Type			
Change in Tenant Relationship	<i>For-Profit Firm</i>	<i>Government or Non-profit Organization</i>	<i>Individual Owner</i>	<i>Total</i>
<i>More Satisfied</i>	0	2	0	2
<i>Stayed the Same</i>	36	8	42	86
<i>Less Satisfied</i>	44	7	23	74
Total	80	17	65	162

The survey data also suggest that changes in rent defaults and in effectiveness in managing tenant disruptions since December 2023 may affect landlord satisfaction with their tenants. Table 12 is a crosstabulation or contingency table of the number of businesses or organizations who responded to each combination of response category for the change in satisfaction with tenant working relationship and the owner type questions.²⁰ Of the 48 landlords indicating that rent defaults had “increased a great deal,” 36 (75%) reported that they had become “less satisfied” with their working relationship with their tenants. In contrast, only 8 of the 63 landlords (13%) who indicated that rent defaults had stayed the same or decreased since December 2023 indicated that they had become less satisfied with their tenant relationship. A chi-square test of this crosstabulation indicates that it is highly unlikely that this relationship between the rent change reported by respondents and the reported effect of the Landlord Fairness Code is the result of random sampling error.²¹

¹⁹ The chi-square statistic for this crosstabulation is 22.9 with 4 degrees of freedom. The probability of this result occurring from random sampling error is well under 1%.

²⁰ To simplify, the “decreased” rent defaults responses in Table 12 are collapsed with the “Stayed the Same” responses.

²¹ The chi-square statistic for this crosstabulation is 49.5 with 4 degrees of freedom. The probability of this result occurring from random sampling error is well under 1%.

<i>Table 12</i> <i>Crosstabulation of Responses by Change in Working Relationship with Tenants and Change in Rent Defaults since December 2023</i>				
	Change in Rent Defaults			
Change in Tenant Relationship	<i>Increased a Great Deal</i>	<i>Increased Somewhat</i>	<i>Stayed the Same or Decreased</i>	<i>Total</i>
<i>More Satisfied</i>	0	0	2	2
<i>Stayed the Same</i>	12	19	53	84
<i>Less Satisfied</i>	36	29	8	73
Total	48	48	63	159

Table 13 is a crosstabulation or contingency table of the number of businesses or organizations who responded to each combination of response category for the change in satisfaction with tenant working relationship and the change in effectiveness at managing tenant disruptions questions. Of the 93 landlords who indicated that they had become less effective in managing disruptions since December 2023, 60 (65%) indicated that they had become less satisfied with their working relationship with their tenants. In contrast, only 10 of the 61 landlords (16%) who indicated that their effectiveness at managing disruptions had stayed the same also indicated that they were less satisfied with their relationship with their tenants. A chi-square test of this crosstabulation indicates that it is highly unlikely that this relationship between the rent change reported by respondents and the reported effect of the Landlord Fairness Code is the result of random sampling error.²²

²² The chi-square statistic for this crosstabulation is 34.9 with 4 degrees of freedom. The probability of this result occurring from random sampling error is well under 1%.

Table 13
Crosstabulation of Responses by Change in Working Relationship with Tenants and Change in Effectiveness in Managing Tenant Disruptions since December 2023

	Change in Disruption Effectiveness			
Change in Tenant Relationship	<i>Less Effective</i>	<i>Stayed the Same</i>	<i>More Effective</i>	<i>Total</i>
<i>More Satisfied</i>	1	1	0	2
<i>Stayed the Same</i>	32	50	2	84
<i>Less Satisfied</i>	60	10	3	73
Total	93	61	5	159

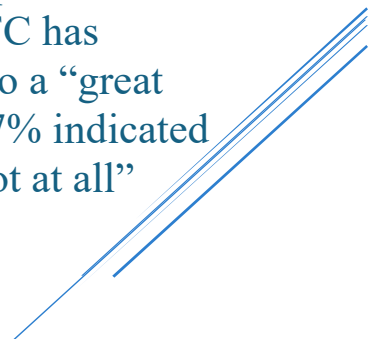
To sum up then, while most landlords responding to this survey indicate that they are very or somewhat satisfied with their working relationship with their tenants, most landlords also indicated that they have become less satisfied with this relationship since December 2023 and that they feel less effective in managing tenant noise, nuisances, and other disruptions. Moreover, landlords who feel less effective in managing tenant issues generally attribute at least some of this change to the LFC. The survey data also suggest that for-profit firms were more likely to feel less able to manage tenant disruptions since December 2023 and had become less satisfied with their tenant relationship than were government and nonprofit owners and individual unincorporated owners. In addition, owners who reported experiencing more rent defaults and felt less effective at managing tenant disruptions were also more likely to indicate they had become less satisfied with their working relationship with their tenants. These findings may imply that landlords in Tacoma feel less satisfied with their tenants in part because they see an increase in rent defaults and reduced ability to manage tenant issues.

FINDINGS: LANDLORD PLANS

The LFC's provisions that limit when and how evictions can occur; limits rent increases and fees; and require that landlord's provide relocation assistance with rent increases over 5% have raised concerns that Tacoma landlords may seek to reduce their presence in or exit out of Tacoma's residential rental market. To assess this, the landlord survey asked, "What are your company's or organization's plans for purchasing, developing, financing, or selling residential rental properties in Tacoma? To have more rental residential properties in Tacoma, the same number, or fewer residential properties." Of the 161 responses to this question, 120 (75%) indicated that their plans are to have fewer residential properties in Tacoma over the next 5 years. Only 10 (6%) indicated that they plan to have more properties.

The landlord survey also asked respondents to assess the extent to which the LFC has affected their decisions about expanding or exiting from the Tacoma housing market. Over 75% of the respondents indicated that the LFC has affected their plans to a "great extent," while only 7% indicated that the LFC had "not at all" affected their plans.

Over 75% of the respondents indicated that the LFC has affected their plans to a "great extent," while only 7% indicated that the LFC had "not at all" affected their plans



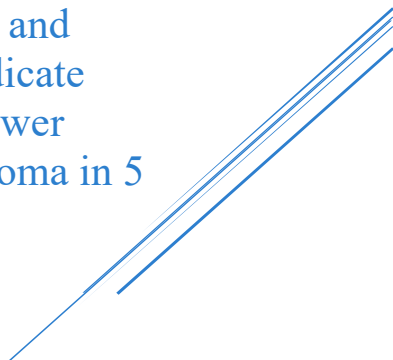
In addition, landlords who indicated that they were planning to reduce the number of properties they own or manage in Tacoma were generally more likely to attribute that change to the Landlord Fairness Code than landlords who said their plans were to stay the same or increase their presence. To illustrate this relationship, Table 14 is a crosstabulation or contingency table of the number of businesses or organizations who responded to each combination of response category for the plans question and the Landlord Fairness Code question. Of the 123 respondents who indicated that the LFC had affected their plans to a "great extent," 107 (87%) indicated that they planned to have fewer rental properties in five years. In comparison, only 3 of the 18 respondents (17%) who said that the LFC had affected their plans "very little" or "not at all" indicated that they planned to have fewer properties. A chi-square test of this crosstabulation indicates that it is highly unlikely that this relationship between the rent change reported by respondents and the reported effect of the Landlord Fairness Code is the result of random sampling error.²³

²³ The chi-square statistic for this crosstabulation is 55.1 with 6 degrees of freedom. The probability of this result occurring from random sampling error is well under 1%.

<i>Table 14</i> <i>Crosstabulation of Responses by Landlord Plans and Effect of the Landlord Fairness Code</i>					
	Perceived Effect of Landlord Fairness Code				
Plans	<i>Great Extent</i>	<i>Somewhat</i>	<i>Very Little</i>	<i>Not at all</i>	<i>Total</i>
<i>More Properties</i>	4	3	2	1	10
<i>Same Number</i>	12	7	3	9	31
<i>Fewer Properties</i>	107	9	1	2	119
Total	123	19	6	12	160

The survey data also suggest that for-profit firms were more likely than government and nonprofit owners to indicate they planned to have fewer rental properties in Tacoma in 5 years. Table 15 is a crosstabulation or contingency table of the number of businesses or organizations who responded to each combination of response

...for-profit firms were more likely than government and nonprofit owners to indicate they planned to have fewer rental properties in Tacoma in 5 years.



category for the change in disruption effectiveness and the owner type questions.²⁴ Of the 81 for-profit firms who responded to this question, 66 (82%) indicated they plan to have fewer rental properties in Tacoma in 5 years. In contrast, only 4 of the 16 government and nonprofit respondents (25%) indicated they plan to have fewer properties in Tacoma in five years. A chi-square test of this crosstabulation indicates that it is highly unlikely that this relationship between the rent change reported by respondents and the reported effect of the Landlord Fairness Code is the result of random sampling error.²⁵

²⁴ To simplify, the government and other owner-type responses are combined with the non-profit responses.

²⁵ The chi-square statistic for this crosstabulation is 26.4 with 4 degrees of freedom. The probability of this result occurring from random sampling error is well under 1%.

Table 15
Crosstabulation of Responses by Landlord Plans and Owner Type

	Owner Type			
Plans	<i>For-Profit Firm</i>	<i>Government or Non-profit Organization</i>	<i>Individual Owner</i>	<i>Total</i>
<i>More Properties</i>	6	2	2	10
<i>Same Number</i>	9	10	12	31
<i>Fewer Properties</i>	66	4	50	120
Total	81	16	64	161

At the same time, the rent changes reported by landlords are generally similar with respect to minority or woman ownership; business size (in terms of income and numbers of units owned or managed); unit affordability (percent subsidized or income restricted); or reported changes in rent defaults, evictions, tenant disruptions, or satisfaction with tenant working relationship. This implies that adoption of the LFC thus far has not caused landlords to change their plans owing to effects on rent defaults, evictions, tenant disruption, or additional burdens on smaller landlords and those serving lower-income renters compared to larger and market-rate-oriented landlords. This is affirmed both by an ordered logistic regression analysis of the rent changes reported by landlords and these variables, reported in Appendix C, Table C9.

To sum up, most landlords responding to this survey indicated that they plan to own fewer rental properties in Tacoma in five years, particularly for-profit landlords. Moreover, most landlords indicate that the LFC has affected their plans to a “great extent”, particularly those who plan to have fewer properties in Tacoma. But at the same time, the survey finds little evidence that changes in rent defaults, evictions, tenant disruption, or satisfaction with tenants has had a significant effect on landlord plans.

DISCUSSION AND CONCLUSIONS

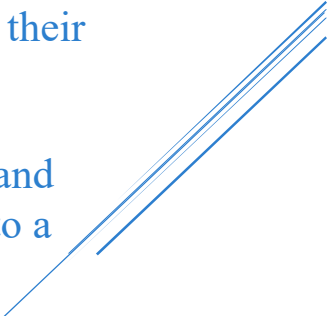
Tacoma's Landlord Fairness Code aims to improve housing affordability and reduce evictions and homelessness by limiting rental application fees, requiring relocation assistance when rent increases by more than 5%, and prohibiting evictions during cold-weather months and during the school year, among other measures. At the same time, the LFC has raised concerns that more tenants will make rent payments late, landlords will have more problems in evicting disruptive tenants, and that as a consequence landlords will need to charge higher rents, impose a stricter application process, and will be less likely to offer housing for rent in Tacoma.

The landlord survey discussed in this report sought to evaluate the effects of the LFC on landlord decisions concerning rents, rental application process, and future plans and on the experiences of landlords with evictions, rent defaults, and their ability to manage tenant disruption. This survey found that most landlords responding to the survey:

- Adopted rent increases since passage of the Landlord Fairness Code that are similar to those across for the Western United States as a whole;
- Adopted stricter rental application criteria, such as rental history, credit score, minimum income, and criminal history
- Experienced an increasing number of late rent payments or rent defaults
- Experienced an increasing number of lease terminations and evictions
- Experienced decreased effectiveness in managing noise, nuisances, and other tenant disturbances
- Plan to own or manage fewer rental properties in Tacoma over the next 5 years

In addition, the landlord survey indicated that the Landlord Fairness Code played a significant role in many of their decisions and experiences with Tacoma's rental market. Most landlords indicated that the LFC affected their decisions about rent increases, rental application changes, and plans for the future "to a great extent." Most landlords also indicated that they believed the Landlord Fairness Code had at least somewhat of an effect on rent defaults, evictions and lease terminations, their satisfaction with their tenants, and their ability to manage tenant disruptions.

Most landlords indicated that the LFC affected their decisions about rent increases, rental application changes, and plans for the future "to a great extent."



The data from the landlord survey also provide some insight into factors that are correlated with the changes that they report. Some notable findings here include:

- Landlords that reported larger increases in rents also tended to indicate that the Landlord Fairness Code affected their decisions about rents to a “great extent.” At the same time, neither changes in the number of rent defaults and evictions reported by the landlord nor changes in their reported ability to manage tenant disruptions are correlated with the rent changes they reported.
- Landlords that reported making their rental application criteria stricter also tended to indicate that the Landlord Fairness Code affected their decisions about application criteria to a “great extent.” At the same time, neither changes in the number of rent defaults and evictions reported by the landlord nor changes in their reported ability to manage tenant disruptions were correlated with the rental application changes they reported.
- Landlords who reported experiencing more rent defaults also reported that the LFC had affected rent defaults “to a great extent.”
- Landlords identifying as “individual owners” reported smaller increases in rent defaults than did those identifying as “for-profit firms”.
- Though landlords overall report a significant increase in the number of lease terminations and evictions since adoption of the Landlord Fairness Code, the survey data provide no evidence that neither landlord reports on the effects of the LFC nor changes in rent defaults are significantly correlated with these changes.
- Landlords who reported that they were less able to manage tenant disruptions since adoption of the LFC were more likely to indicate that the LFC had affected their ability to manage tenants to a “great extent.”
- Individual owners and government and non-profit owners were less likely than for-profit firm owners to indicate that their ability to manage tenant disruptions had declined since adoption of the LFC, and they were also less likely to indicate that they had become less satisfied with their relationship with their tenants than for-profit firms.
- Landlords reporting that they had become less satisfied with their tenant relationships were more likely to report less ability to manage tenant disruptions and more rent defaults than other landlords.
- Landlords who indicated that they had plans to own fewer properties in five years were more likely to report that the LFC had affected their plans “to a great extent.” At the same time, changes in number of rent defaults, ability to manage tenant disruptions, and number of evictions were not correlated with a landlord’s plans.

It is clear from the survey data that landlords report experiencing significant changes in some rental market outcomes since adoption of the LFC. It is also clear from the survey data that landlords attribute much of the change they have experienced thus far to the Landlord Fairness Code. Consequently, it can be beneficial to compare the results of the tenant survey to those of the landlord survey the Study Group conducted concurrently with the landlord survey. Results of the tenant survey are discussed in an accompanying report. The results of the landlord survey are consistent in some important ways with the results of the Tacoma tenant survey. In particular:

- Both tenants and landlords report a 1-4% increase in rent since adoption of the LFC in December 2023, consistent with the Western United States as a whole.
- Both the landlord and tenant survey find that rent defaults have increased since adoption of the LFC.
- Both landlord and tenant surveys suggest that the frequency of evictions increased between 2023 and 2024.

At the same time, the landlord and tenant survey findings differed in some important ways. For instance, while landlords reported making their rental application criteria stricter following adoption of the LFC, tenants overall did not find the rental application process more difficult. This could indicate that the changes landlords have made in their process are either not significant enough for tenants to notice or the changes affect aspects of the process that many tenants consider unimportant.

Moreover, tenants overall indicated that their landlords were at least as capable of managing disruptive tenants after adoption of the LFC as before. In contrast, nearly 60% of the landlords felt they had become less effective in managing disruption since December 2023, while only 3% felt they had become more effective. For-profit property owners and managers were more likely than nonprofit, government, or private individual owners to indicate they had become less effective. Thus, while landlords may find this issue more problematic since adoption of the LFC, the issue has not spilled over to affect the rental experience of tenants.

In addition to measuring the views of landlords on the effects of the LFC, the landlord survey also provided an opportunity to measure the effect of the changes landlords report in rent defaults, tenant disruption effectiveness, and lease terminations and evictions on outcomes such as rents, rental application changes,

landlord satisfaction with tenants, and landlord future plans. The results of this analysis do not find a significant effect for the LFC thus far. Though overall landlords responding to the survey indicate that rent defaults and evictions have increased since adoption of the LFC and that

Though overall ...rent defaults and evictions have increased since adoption of the LFC... the data do not indicate that these changes are significantly associated with changes in rents, rental application criteria, or landlord plans

landlord ability to manage tenants has declined, the data do not indicate that these changes are significantly associated with changes in rents, rental application criteria, or landlord plans. Changes in landlord satisfaction with tenants were, however, associated with changes in rent defaults and landlord ability to manage tenant disruptions. Thus far then, possible effects of the LFC on rent defaults, evictions, and tenant disruption seem to be limited to landlord satisfaction rather than also affecting rents, application criteria, and plans.

APPENDIX A: RESPONDENT COMMENTS

The landlord survey also asked respondents “What else would you like us to know about your experiences as a rental property owner, manager, financier, broker, or developer in Tacoma or with Tacoma’s Landlord Fairness Code?” One hundred and thirty-five respondents offered comments.

Restrictions on rent increases are unfair due to increased expenses of ownership and property tax increases.

The code is a well-intentioned (I'd like to think), poorly thought out, and even more-poorly written document. It pits housing providers and tenants against one another instead of encouraging us to work together in partnership. It assumes an adversarial relationship, and then stokes it.

I'm an experienced independent housing provider, currently managing a small number of units in 2 different states. Creating win-win relationships with tenants is my philosophy and practice. It serves us both - fostering stability, peace and enjoyment for both. It's not only a kumbaya thing, it's a successful-business practice that also contributes to personal and community well-being.

Independent housing providers are on the front line of the rental housing industry. We are the ones with the flexibility to rent to those struggling to overcome obstacles to housing. But we have to have tools to mitigate our risk when doing so. Rental housing works ONLY when housing providers and tenants both win! Tenants want decent, affordable housing. Housing providers are business owners who either make a profit or go out of business. There's a reasonable and fair balance to be struck, that serves both interests, and serves it well. When my tenants are happy with the unit and management I provide, they reward me with a stable predictable income stream. When I'm happy with my tenant's payment and care of the property, I reward them with inducements to stay with me. Mutual respect, courtesy, consideration are our habit.

When this measure was on the ballot, I thought it so outrageous and inflammatory that it had no hopes of passing. I voted against it, and was shocked and disappointed when it passed. I was angry. I rent to folks with real obstacles to obtaining housing. And this city (or at least a majority of those who voted) wants to treat me as if I'm victimizing tenants? Just because my business is as a housing provider, how am I now RESPONSIBLE for providing housing to those who can't pay for it? I'm not a government agency or non-profit; I'm a private citizen. As there's an affordable-housing crisis, there's also a food-insecurity crisis. Is the guy with a stand at the farmers market, or the mom-and-pop restaurant owner, likewise going to be told they're RESPONSIBLE for providing food to folks who can't pay for it? These are not serious attempts at addressing complex problems.

If Tacoma, or Washington state, continues on its current path of making it too difficult to be a housing provider here, I'll sell my units.

Thank you for this opportunity.

We are no longer looking to acquire or develop property in tacoma

The two most destructive components of the Landlord Fairness Code are:

1. The absurd rent increase notice requirements have added so much confusion and left tenants in a constant state of confusion about their future rent costs. They have created an environment that is WAY more confusing for tenants and has further driven a wedge in the landlord / tenant relationship.

2. The near-elimination of late fees has incentivized tenants to pay their rent later and has put already vulnerable tenants in financial distress. Coupled with stricter eviction rules, this has led to a significant increase in tenants losing their housing due to nonpayment. This legislation has left landlords with basically 1 tool to deal with payment issues, eviction.

In my opinion it promotes bad tenant behavior and uncomfortable environment for both tenant and landlord. Only one of our properties was in Tacoma and we decided to sell it, which caused a single woman with seven children to move. We would have not done it if the measure was nit on the table. We thought we were doing a good thing, providing housing but we can only do so much.

I have started selling my rental properties because of Measure 1.

Owner- I'm a veteran that was able to buy a 4plex. 3 of my tenants abused the eviction laws the cold weather ban and the school ban to not pay. This is only possible because the fairness code is not fair anymore. I am about to default on my loan because of this.

I hope the laws change enough to keep both the tenants and the landlords fair. Remove the eviction bans keep the notice times and increase percentages. However, is not sustainable to put the burden on average people like myself and other small building owners that cannot afford 3 tenants abusing the system. I hope you make this right!

This makes it very difficult for landlords to operate a business as well as take on higher risk tenants that may need a chance. It is virtually impossible to hold anyone accountable. Bad tenants are making it very difficult for good tenants, higher rents less available units.

Due to the implementation of the Landlord Fairness Code, we've had to tighten our screening criteria. In the past, with owner approval, we occasionally allowed tenants who didn't fully meet our standards to rent on a month-to-month basis, giving them a chance to prove themselves. However, with the introduction of the statewide "Just Cause Eviction" law, this is no longer a viable option.

Evicting a problematic tenant has now become a lengthy and costly process " in one case, it took us three years. As a result, we can no longer take chances on applicants who do not fully meet our criteria.

Personally, I plan to sell all of our rental properties within the next five years due to the burdens created by these new regulations and rent control laws. I've also advised my clients to consider selling and completing a 1031 exchange into states with more balanced laws that don't disproportionately favor tenants. Unfortunately, our state lawmakers have adopted a one-sided approach, assuming the worst of landlords and enacting legislation that leaves us with few protections or options.

I think the main thing is that the restrictions and cost that this bill created when a landlord has to get rid of a tenant that is not paying or causing damage. The costs are triple to what it was before this bill was enacted. It cost me in fees alone for one eviction \$14,000.00 dollars by the time the court case was done. We prevailed but that cost burden is not sustainable for a property. Eviction is the last response for any landlord we make money by having units rented. This law puts an unfair burden on to landlords and we don't have a way to recoup the expense. I am HUD property we have always had fair fees for renting units. When it came time renew my properties insurance my cost went 48% in 2024 and another 15% 2025 I have less choices for insurance companies, and when I asked why they stated due to rental laws in Washington State and the high cost of legal fees. This law was not passed fairly it was put in to effect by a signed initiative and never should have be enacted with out a vote. We are in a housing crisis here in this state and this law and few others are having companies get out of building here. Our board was looking at buying another property and did not because of these laws. These type of laws are hurting the very folks they are trying to protect and it is not sustainable in the long run to keep residents safe and properties in condition. When your entire budget can take a hit from loss of income from a tenant that is not paying rent the long turn around time to evict and the cost for legal fees. For my one and only eviction I lost \$24,258.00 in rent, the tenant stayed in unit for 10 months rent free due to the moratorium on when I can evict, \$14,000.00 in legal fees, \$2800.00 damages to property and then \$7800.00 to get the apartment rent ready for a total of \$48,858.00 not sustainable.

I think the Landlord Fairness code is fine. Many Landlords want no risk, but an investment is a risk and few investments go up and up and up, there are ups and downs. The reality as an owner is that I can make money monthly through rent, each year through significant tax breaks, and the most money through the increase in the value of my property. It is still a good investment to own homes and rent them to people.

More education from the City of Tacoma would be helpful for Tenants and Landlords alike.

The Landlord Fairness Code has had little to no impact on our operations as a Landlord.

My tenants transitioned from homelessness to housing in the house I own, and I offer them rent that is significantly under-market. Over the last two years my tenants have not paid their rent or been behind in their rent many months of each year. Though I have not needed to evict them, I know that I do not have that as leverage over them for most of the year (only during the summer when their kids are not in school). Thankfully I have enough savings to cover the months when my tenants are rent noncompliant, and thankfully my tenants have found the wherewithal to pay most or all of their rent over time. If I did not have that financial padding, I would be in a tight spot. It would be helpful to have a back-up fund to help landlords who are trying to offer rental housing at more affordable rates (under-market rates) so we're able to continue to do what we are doing in our gentrifying neighborhood.

It has influenced my decision making about how

Long I will continue with the rental properties. It has shortened my horizon for ownership.

I am selling my houses because it is no longer a profitable business my ins. and property taxes along with maintenance have increased 48% in 2025 and I can only raise my rents 7% so you can see I lose money every year. My friends with houses are also selling out for the same reasons.

We are renting to low income tenants and work to cultivate cooperation with tenants. The primary effect in our units has been protecting the (very few) tenants who do not fulfill their responsibilities, at the expense of the rest of the tenants who have to live with bad behavior for long periods of time. I understand that the intent of this law was to protect against harmful landlords, and that is a good goal. But the unintended effect is also that harmful tenants are permitted to do more harm, and the main impact is on other low income residents. I am concerned that the people our organization serves (who have poor credit scores and fewer options), will have a harder time even if they are responsible tenants because landlords are understandably more risk averse.

We have more tenants moving out owing money than before. With our software change, it is hard to pull that data right now. Tenant balances are higher and they owe more at move-out than before.

The rental fairness code has had an adverse effect for tenants

-Minimal late fees provides no incentive to pay rent on time so we have an increase of late rents which causes the tenant to have poor rental history if they want to move or re-qualify for other properties in our portfolio.

-Previously we would be able to consider more applicants with conditional approval if they met majority of the screening criteria with having an increased deposit on file, now that you can only collect upto the 1st months rent no longer are able to consider these applicants for an approval

-Tenants are confused receiving a 15 plus page booklet of required documents when rent is late or when receiving rent increases. Also confused on why they keep getting the same documents months later.

-School/Winter Ban has put an undue burden on owners financially and compromises the condition of the home being maintained. We have not had 1 tenant continue to pay during this time. Courts/Sheriffs overloaded with the volume causing more delays.

My wife & I are small "mom & pop" landlords. We have owned rental property since 1988. We've always kept our homes in good repair and had a good relationship with our tenants. I've only had a couple of tenants in 37 years not pay rent for a period of time. As soon as measure 1 passed, a tenant of mine told me I couldn't evict him for not paying rent. He trashed the studio, leading to a loss of nearly \$10,000. No evictions for non-payment of rent during the winter or school months is a huge threat to small landlords. We are partners in providing housing in the City of Tacoma and should not have to bear the brunt of non-payment of rent for any reason. The remedy of eviction should be available to us throughout the year. A good solution for tenants who are struggling is housing vouchers and assistance from non-profits.

Tacoma's Landlord Fairness Code hurts potential tenants more than landlords because now I can't help others I can only house the best tenants and not take risks

We always treated our tenants with the same or better level of fairness as in the new code.

We now have tenants who think they can use some of these codes to their advantage and are causing unnecessary expenses for the owner. I have spent 25 years improving my buildings in Tacoma and the city started to look and feel "better".

Now I want out of Tacoma completely. The city is their own worst enemy.

I am planning to sell every one of my rental properties in Tacoma. I have been a landlord in Tacoma for 22 years and the changes are ridiculous. The independent landlords cannot afford it anymore, we are not giant corporations. I have always charged average market rents with an average tenancy of 5 years and worked with tenants to pay, but I am now being taken advantage of due to being handcuffed with absurd rules and regulations, so I'm out... If you eat the steak, you have to pay for it... but in Tacoma, you can just live in the house for free and not worry about paying or even being evicted, especially if you have kids or it's a winter month or during the school year... it's ok, the landlords can afford to not get paid rent, the mortgage companies don't need to be paid every month, "all landlords are rich", it's not like we don't have our own bills to pay... so ridiculous! Let's have the lawmakers have someone live in their house for 5+ months for free and have them not get a paycheck and see how it feels financially to them...

Selling all my properties in Tacoma.

These laws are negatively impacted the smaller mom and pop rental owners.

The city attorney at the time was purposefully deceptive when naming the code. This initiative is in no way FAIR TO ANYONE IN ANYWAY, let alone to the owners of market rate rental property AND the tenants they serve. In fact, for those at the highest risk of homelessness, the small market rate rental housing provider was the only type of provider offering to house higher risk tenants outside of government housing or subsidized vouchers, thereby providing an alternative for many from homelessness. However, that inventory has shrunk considerably as small housing providers can no longer make a profit necessary and afford to pay for maintenance, advertising, damage, legal costs, increased property taxes, increased insurance rates, increased utility rates (which have to be legally paid even for squatters), so most are now either selling that inventory to larger landlords with stricter policies, converting units to Airbnbs, or simply going out of business altogether. What, I assumed but now am unsure of, was supposed to have helped homelessness is now having the opposite effect. This initiative is literally killing the small housing provider, the rehabilitation of existing housing options, and greatly slowing down the construction of new rental housing units/permits because who in their right mind would go through the permitting process, pay for all the costs of development, pay the cost of construction, pay all the costs necessary to market new units, pay all the costs of squatting, pay all the costs of eviction (if they even could evict), if they cannot collect the valuable consideration they are entitled to for their products and service from between 5 to 9 months out of the year? What business could possibly survive that kind challenge? Since 1/1/25, the landlords I represent have lost more than \$30,000.00 in owed back rent that they have less than 7 percent of a chance to ever collect.

This ill-conceived initiative is also obviously illegal due to its unconstitutionality both at the state and federal levels on at least 5 counts, and is currently before the federal district court 9th circuit as North Pearl Street vs. Tacoma, as are other related suits in King and Pierce Counties. The city of Tacoma has denied any accountability for having sponsored the original proposition but continues to double down on implementing it. However, when it is finally defeated, there will be a third group of citizens harmed by this non-sense - the taxpayer - who will be on the hook for tens of millions of dollars in losses the Tacoma City Council, the Tacoma City Manager, and, the Tacoma City Attorney has imposed on communities for their continued support of this disastrous "law". Most people/groups I know who are building cases against the "landlord Fairness Initiative" see it as nothing less than a socialist/communist attempt at redistributing real property from those who have earned to it those who wish to steal it.

Selling and purchasing out of Washington state.

Tacoma's Landlord Fairness Code is doing more to limit available housing and increase rent than it is lending to affordability or encouraging housing investment in the area.

We sold 10 of our 20 doors in the past year and are planning on selling several more in the near future. We have always given priority to low income high needs families but no longer are willing to take the risk.
As a property owner, I'm 1031 my rental properties out of Tacoma to other states or friendly counties. Currently I have found three other states and the sell off is on fire!!! Tacoma will have no affordable housing when they are done. Tacoma leadership is the fault of the minor tenants getting displaced.
We have sold ten of our 20 doors in this past year and intend to sell the rest in the next year. All our rental properties have been purchased by individuals and the units are no longer available as rentals. We are too small to be able to absorb the impact of the initiative.
The landlord fairness code does nothing to motivate any one to be a landlord in Tacoma!
I am selling all of my single family homes in Tacoma as a result of Measure One. After 30 years I do not want to be a housing provider in Tacoma anymore.
Being in business means managing risk. Due to the extreme difficulty in removing tenants who either don't pay rent or are disruptive or damaging, the only reasonable mitigation is to raise rent on everyone or be VERY careful when vetting residents. I have discarded my policy of keeping rent lower for good tenants as a result of the Landlord Fairness Code and now everyone pays market rate or a bit more since I don't want to run the risk of rent falling too far behind the market rent, which massively hurts resale value if I need to sell the property. Rent stabilization means my tenants will end up paying more on average, even if the increases are smoother. I also am much more careful with tenant screening. As it stands now, complying with the screening regulations is just a recipe for a risk of massive losses. Just see what happened to the Addison in Seattle. I simply cannot take chances on people because of the now massively increased risk. I still take chances on tenants in my properties in Colorado, which has a much more sane and balanced housing policy.
My experience would be unlikely to buy more rental properties in Tacoma. I find it is harder to enforce tenants for lease violations because the tenants' retaliation to not pay rent or make more complaints. They know they have free lawyers from the state. I will sell in the next 5 years and relocate to a a landlord friendly states.
Since the adoption of Tacoma's Landlord, our business operation becomes much hard and difficulty.

Unfortunately, the new laws have led us to the difficult decision to exit the housing industry after 30 years of operating a family-owned and minority-owned affordable housing business in Tacoma“where we have also been residents ourselves. Our business normally employs approximately 20 people, but with our current developments under construction, that number has grown closer to 40. This decision will have a ripple effect on the livelihoods of our team and their families.

We are planning to sell all of our residential properties over the next few years after completing the developments currently under construction, and we have no plans for future development in the city. We simply cannot fund future developments in Tacoma when we are operating at a loss in our rental properties“properties that were intended to create more affordable housing opportunities in the community.

The new laws have imposed significant additional costs on housing providers, including financial losses from unpaid rent, attorney fees, and substantially higher unit turnover expenses. These policies have also created operational challenges, making it more difficult for our maintenance teams and property managers to do their jobs“leading to increased staff turnover and instability.

Additionally, the inability to evict tenants engaging in illegal activities has created unsafe living environments in our communities, which is deeply concerning. We also often face situations where we must evict tenants who are clearly well within their means to pay their rent but choose not to, instead exploiting the new legal loopholes and lengthy eviction processes for their own gain.

The high costs of doing business in Tacoma, combined with the reality that we rarely recover rent through the collections process after evictions“or the additional thousands of dollars in attorney fees“means we struggle to cover our mortgage obligations. The risk has become unsustainable, and we can no longer operate our business at a reasonable profit. This will result in the loss of many single-family homes that will be sold out of the rental market, while larger properties will likely be sold to large, out-of-state corporations for management“reducing the availability of locally-owned housing. It will also mean the loss of a local developer who has been working to create more housing options in the city.

The Biggest Problem facing Landlords in Pierce County is the amount of time we are forced to financially support errant tenants. I am a small landlord who rents rooms to low income individuals. I have been financially decimated over the last 5 years due to tenant rights laws and court back-ups. Any laws making it harder to evict tenants is a recipe for disaster. I and my tenants have had to experience great trauma over the last years. I am actively downsizing my rental portfolio as we speak. I can no longer endure the financial insecurity, feelings of absolute helplessness and tenant abuse.

A healthy rental market is centered on an ecosystem of balance. Benefit to the tenant, benefit to the landlord, and benefit to the community. Measure 1, and other bills like it, counteract a healthy market, making housing less accessible and less affordable on multiple fronts. We support common sense legislation around housing, and this isn't it.

We have a small business. We had hoped to grow it, but the administrative burden and the risk caused by the Landlord Fairness Code means we will not purchase other rental properties. We used to be more flexible with giving prospective tenants a chance, but now we are far more strict and our units stay vacant longer.

Many prospective and current tenants with families and young children are concerned about their ability to find housing after the initiative went into effect.

Good luck, the lowest income rental housing stock is suffering the most.
I am an individual that has one rental home in Tacoma. It is a 2 bedroom house that I rent below market value. I have had the same tenant since 2016. We have a great relationship. I hadn't raised rent before COVID but have raised rent 4.9% every year it has been allowed. I follow all the protocols. The TLF code has me rethinking being a landlord in Tacoma when she moves out. For one rental unit the rules/risks are pretty high. I understand the value in the rules for corporations or people with more than x number of rentals. But there should be an exemption for one unit. If I have to sell out when she moves, because of all the rules and risks, it will likely be to a developer/corporation that is not going to offer the same rate I was. One less "affordable" house available. As a landlord, I am already taking a risk, counting on someone to pay, not trash my property, etc. But with the new rules being so skewed in the tenants favor (low deposits, relocation assistance, notice requirements, etc) it is harder to justify my ownership and risk. If I miss one rental increase notice I am probably supposed to start the whole process over or be subject to bring sued. Also, my Tacoma business license increase more than 4.9%...but I can't raise rent more than 4.9% without worrying about the repercussions. And yes, I think the people voted for this code...but that is because the voters are the tenants. As a Kitsap county resident I didn't get to vote on it. The system is broken. I am willing (and did email my comments ahead of the adoption) to participate in a committee that makes the system better. In fact, single-property landlords should be represented, we are unique, and probably an over-looked group. Thanks!
I believe that your code should be the same as the State's to avoid confusion. The State's is a bit more fair.
I have concerns about rising maintenance cost, and property taxes. This is not taken into account with the new laws also, as a mom and pop landlord, I have to be even more careful screening and cannot take any chances on anyone because the laws so much favor tenants. It's impossible to get them out. That's why we have to have stricter screening now.
Our property is in the 98444 zip, but is not inside the Tacoma City limits. we are in Unincorporated Pierce County. Our first rent was received in 2025 - so none of these dates or rules apply to us.
As a small landlord, these laws are making me reconsider whether I want to stay in this business. All of my costs have gone up—taxes, insurance, utilities, etc. In addition the risks of having tenants that don't pay rent and let me know there's nothing I can do about it is scary to say the least. In order to continue on, landlords will need to raise rents considerably as tenants vacate. If government wants to protect tenants, they should offer them more programs to help pay rent. More small landlords will be pushed out by no fault of their own.
This code has created the opportunity for tenants to not pay rent and get away with it for months. I still have to pay the mortgage, taxes, and insurance. I gave a family a 2nd chance after they were evicted due to exercising their rights under this code for non-payment of rent in 23/24 and now, I'm in the process of evicting them for nonpayment of rent. I am also responsible for their utilities as they still owe TPU and could not get utilities in their name. I was renting the unit to them for \$600.00 under market value plus had to pay their \$400-\$500 utility bill monthly. My generosity and compassion to provide affordable housing in Tacoma has been taken advantage of because of this code.
The LFC could have been better thought out. I think the outcome the authors were looking for would manifest better if there were cooperation between the landlord, the tenants, and the City in crafting legislation that works for all. I have not had to evict in this current state, however, if I had to go with non-payment for an extended amount of time, it is likely I would default and lose the property.

This has ruined our plan for retirement income. We are a very small family business, providing a much needed service to our community while running a profitable business. New law elevated our risk level intolerably. In addition, State of WA new Rent Control law, spurred on by Tacoma's wrongful action, is spreading this anti-business, anti tenant movement. As each lease ends, WE ARE SELLING THE HOMES. The unintended consequences are families we were providing affordable housing to are having to move to less available and more expensive homes. For example, we were renting a nice, safe, clean home for \$2350 and the new purchaser now has a monthly payment of \$4100 for mortgage, taxes, and insurance. Renters lose, politicians and social change agents win.
If landlord has failed to raise rents on long-term tenants, the Fairness Code is very punitive toward the "nice" landlord who has let rents remain below market. And it adversely affects sale value to the investment property.
Why on earth would anyone want to be a landlord in Tacoma with these ridiculous rules? I own only one duplex rental with my elderly sisters as tenants, and as soon as they're gone, I'll be getting out of the rental business. Too much potential for disaster. Not all landlords are Snidely Whiplash, and I have no desire to be treated as such. If Tacoma thinks they have a rental problem now, wait until these rules convince owners to sell to single-family buyers.
I have sold my properties, hence the high income. 2024 SOLD 2 2025 SOLD 2 2026 PLAN ON SELLING MY 2 remaining properties once lease expires I have 1031 into the midwest, pro housing providers and affordable rents and better quality tenants
Please be aware that some rules penalize owners who have struggled to keep rents low. You cannot assume all owners are driven by short term profit.

[Redacted] provides both market rate and affordable housing throughout Washington â€” including Tacoma. We are committed to serving a diverse range of residents, including many in workforce, market rate and affordable communities who rely on quality and stable housing.

The implementation of Tacoma’s Landlord Fairness Code has significantly complicated our ability to provide that stability. While we respect the City’s intent to protect residents, certain provisionsâ€”particularly the eviction moratoriums during the school year for households with children or educators, and during the cold weather period from November 1 to April 1â€”have created serious unintended consequences. In our housing we often work with high-need tenants and families. When we are unable to address serious behavioral or safety issues due to blanket eviction prohibitions, it puts neighbors, including low-income residents, at risk because of the inability of them to move out despite negatively impacting the community.

At the same time, we are seeing a sharp and compounding increase in operating costs. Insurance premiums have skyrocketed, repair and maintenance costs continue to rise, and restrictions on lease enforcement make it harder to manage those expenses. Long dual-notice periods for rent increases and caps on deposits and fees further limit our ability to recover costs and maintain financial viability, particularly for older buildings that require significant reinvestment.

Fortunately, we have been able to work with RHAWA and WMFHA and Landlord Solutions and rely on our dedicated staff to remain compliant and continue delivering the best service possible to our residents. These policy-driven constraints have made it increasingly difficult to justify continued investment and future development particularly in affordable and workforce housing.

We urge the City to engage directly with housing providers to build a policy framework that supports tenant protections while also enabling sustainable housing operations and long-term investment.

Stricter rules require managers to hold applicants to higher standard without exception. Capping move in cost removes the option for last month rent deposit, which what we used to offer tenants with lower credit score, income and/or poor rental reference. Rather than offering last month rent deposit at move in to off set the risk, we have to decline.

Due to the conflicting guidelines in the landlord fairness code and the Tacoma rental code, it has become extremely difficult to navigate the world of being a landlord. If you could take the 2 different codes and combine them to create one set of rules that would make things much easier.

I have sold three rental properties and will sell all my rental properties in Tacoma. The buyers were not landlords. The law does not protect the landlords in Tacoma. It has been harder for low-income tenants to find a house as well because the landlords are trying their best to prevent bad tenants from moving in. There is no winner!

Tacoma Landlord Fairness Code is a hassle, but could be dealt with. Coupled with new state-wide rent control, it handcuffs owners who have been appreciate of long-term tenants and not been aggressive in keeping rents close to market value. Value of properties with under-market rents is negatively impacted tremendously.

We no longer take on management of rental properties in Tacoma. The risk is too high, and the timelines are too long/unreasonable. Tacoma was a difficult area to manage in the first place. We often had to make exceptions to our screening criteria and used increased deposits to find an acceptable middle ground. This process worked and we were able to build solid relationships with tenants and help them get back to having a positive rental history. By restricting the amount of deposits/fees, you have stripped us of the ability to work with tenants who needed a little more help to get into a rental. As a management company, our legal duty is to the property owner. Increasing deposits helped us to be mindful of that obligation while working with a prospective tenant. As deposits are refundable, a good tenant can get their money back. If the tenant doesn't pay or has issues, we have the security deposit to help cover the owner's losses. It was a win/win. If I can't cover the owner's losses, I can't do my job.
I am through with Tacoma. I will NEVER recommend that anyone buy a rental property in Tacoma.
I had not raised rents in years. I provide affordable housing options with a homeless youth placement agency. I am considering exiting the program because the "fairness" code tilts all the power in the tenants favor and takes away all tools for landlords so the only tools we have left are to require more credit, employment history, income, deposits and disallow pets. I now have a 4.99% automatic rent increase every year since I don't have the OPTION to do it when I feel necessary. So instead of 8% every 3 or 4 years they get 15-20% in the same time period. How does that help renters?
Our clients are ceasing acquisitions and development of new housing in the city. Many of our single family rental clients are selling what they have in Tacoma. I personally have sold our 5 homes in the City of Tacoma and will not take on any new management in the City of Tacoma and recommend any new client inquiries to not purchase in the City of Tacoma.
Many of my Clients decided to sell their single-family home rentals as a result of the measure itself passing in 2023. All of these homes (8 homes) were subsequently purchased by owner-occupants removing them from the rental supply. I have spoken to many other homeowners who have also made the same decision to sell their rental home (not only because of the potential effects of this measure to restrict landlords and create the onerous financial burdens that are borderline criminal... but written and enshrined into law) because the overall atmosphere of the State of Washington's apparent political philosophy (especially in the last 5 years) to make the landlord-tenant relationship more of a guardian/dependent relationship rather than a business relationship. I have wondered myself at this shift and can see no other area of business that resembles what has developed in not only Tacoma but the state of Washington as well. This measure, in my observation has/will necessarily decrease the available inventory of rentals necessarily increasing rental rates. This is the exact opposite of what was probably intended by this poorly constructed measure.
Fairness Codes and rent control are a red light for anyone wanting to invest in real estate. Especially out of area investors and lenders. The money follows the markets that will be more advantageous to the risk assumed. We have seen this firsthand.
We had several owners not collect any rent for 6 plus months due to the cold weather and school year bans on evictions, causing 2 to sell.
The excessive length of time required for rent increases and having to do TWO notices for rent increases has put an undue burden on us and our staff. And now we also have to include the new WA state form so that is many many pages we are having to send out and post twice a year for each rent increase.

Eviction of residents for any reason is now almost impossible. This has significantly impacted our profitability as a company. We cannot evict during the winter and if individuals have children, then we cannot evict during the school year. People know this, live rent free for months on end, and then move out, with no notice. In addition, potential real estate investors have little interest in investing in the Tacoma market because of the one-sided tenant laws. We are not asking that the laws be owner based, but there has to be a middle ground. If we hadn't started development of our 4th Tacoma project, before this law was passed, we would not have developed a 4th project in Tacoma.

The average rent had to increase an additional \$154/year to cover the 2024 collection losses incurred in the City of Tacoma rentals. Units outside of the City did not receive this additional cost. We will have additional increases in 2025 as the numbers tabulate. The quiet, paying residents move to neighboring cities to get away from the non-abiding Tacoma residents. The residents that pay are furious at the ones that don't because they know the rents will have to rise. No one will buy City of Tacoma rental properties due to the laws, when they can buy elsewhere. Our local property owners are leaving the market. It's a mess. The code is poorly written, defies economic sense and all the Code does is raise rents. We charge more now for a move in than we ever did before to try to recover the collection risk now associated with Tacoma rentals. We used to never give rent increases higher than 3%, now we have to in order to cover the rising costs of collecting rent, legal fees and staff training. Potential employees ask to be hired for Puyallup sites rather than Tacoma. Our firm and clients have stopped developing in the city limits. We are expecting a severe shortage of housing due to the decline in new construction. Unfortunately, the Code does not make economic sense and the developers have left the market. Many of the new downtown sites are for sale and some under lender scrutiny. We won't see new housing for many years, if at all. It is sad to see, since we were hoping for a Tacoma revival and instead have a ghost town. We had an investment group planning on building 10-11 properties. One was built and they have shuttered the rest. Another Seattle developer built one building and states their firm will never build in Tacoma again. They are buying in AZ right now. We know this sounds terribly negative, but if the City of Tacoma had bothered to ask the property owners what the ramifications would be, we could have told them. They wouldn't listen and still don't. When their children and grandchildren can't find housing in Tacoma, they only have themselves to blame. Now University Place, Puyallup, Fife, and the county are thriving at Tacoma's expense. If the City wants to make a financial comeback they will need to remove their Code and just comply with the State's new laws. Then the financial losses will decline and investments have a chance of returning. In addition, the added rent increases and costs good residents are saddled will go away.

When our tenant (elderly person) leaves we will be selling the Tacoma property and buying in another area that doesn't endanger our ability to make a reasonable income from our property. The "Fairness" code treats all landlords as slumlords, and a single non-paying tenant could cause us to lose the property to foreclosure because the "Fairness" code is so one-sided and unreasonable we couldn't evict them and get a paying tenant in time to save it.

The code has resulted in a lot of complications at our properties. It has allowed tenants to stay in units longer; however, they are eventually leaving with larger debts and overall, more property damage, making finding other units in the future more challenging. We also operate a long waitlist and whenever we keep someone in the unit longer who is not paying rent then we are preventing someone from the waitlist from having an opportunity at affordable housing. Our rents are based on household income, even with that we are still seeing many households pay \$0 towards their rent. In addition, we have concerns on fair housing regulations when it comes to households with children receiving more time to be in their units, it feels as if they are being treated differently. In all the school time ban is condensed in a way where many households get to stay another year before we are able to evict due to the time frame.

The Landlord Fairness Code has been an absolute disaster and will severely limit the housing supply in Tacoma which will cause rental rates to go even higher. Here is a real example we experienced as a result of the new code - A tenant of ours sub-leased his apartment without our approval in August of 2024. We did not know the new tenant and they did not pay rent. We moved to evict them, eventually getting an order from the court that we could evict them but we didn't receive it until November at which point the winter eviction ban was in place. This tenant, who we did not know, lived rent free in our unit from August 2024 until April 2025 at which point we could evict them. Not only was this a significant financial burden on us, it was a serious risk to our other tenants because we could not properly screen the tenant. We have a childcare center we run next door to this apartment unit. How could we ensure the safety of these children when we don't even know who is living in the unit next door? The Landlord Fairness Code stripped us of our rights and our ability to protect our own tenants. We will be divesting from Tacoma, along with many other landlords because of this.

The Tacoma Measure 1 has created greater screening processes for tenants. Keyrenter Tacoma has always tried to help anyone we possibly could and would take some risks when it came to a tenant that didn't fit our screening 100% but with this Measure we are running each tenant through the full screening and only approving fully qualified tenants. This has stopped us from helping people that would generally not be approved.

I only have one unit and have been lucky with tenants. The Fairness code will make it difficult in the future for me as a very small business to find good renters.

We had plans to build additional rental units in Tacoma that we have decided not to pursue. We will be building all future additional rental units outside of Tacoma in areas that have more fair landlord regulations. Also, while the number of evictions has stayed about the same for us, the number of tenants moving out as a result of a legal agreement has increased and the amount of rent that these tenants leave owing has almost doubled. Tenants know that they can delay the process by not opening their door to receive legal notices. One tenant we evicted had a school age child requiring us to wait over 6 months for the physical eviction. As a result, the tenant owes us over \$20,000 that we will never be able to recoup. We have had to raise our current tenants' rents as close to the 5% each year just to make up our losses. We have increased listing rents over 10% for all of our units in order to have the financial reserves for the large amounts of rent that we will not be able to recover. We prided ourselves on providing safe, high quality rental units at reasonable rates so that people of all socio-economic levels could rent from us. However, the changes that we have had to make to rents in order to protect us financially unfortunately makes renting relatively unaffordable for middle income applicants.

Because of the restrictions caused by the Landlord Fairness Code, along with the restrictions the city had passed the previous summer that required us to rent to folks who could not qualify income-wise, we sold one rental, a single family home, after recovering it from tenants we were forced to keep through the pandemic. They destroyed the property. We have one home rented. A third stands vacant. We will not re-rent until the codes change. It is too risky. We also cancelled plans to build a DADU duplex and cancelled plans to move and rent our home. In total, Tacoma lost five rental homes because of restrictions. There are other places to invest than real estate.

There is nothing FAIR about this code. You gave renters the green light to not pay rent and know we could not evict them and when we could evict them courts were packed, sheriff took months to post if it ever got that far - Tac. Pro Bono defended them or found a way around to not have the renter be accountable for anything they did and to just move them to another poor manager who had to deal with the same thing.

I DON'T THINK IT'S FAIR AT ALL. TOO MANY OWNER RESTRICTIONS AND TENANT UNEARNED RIGHTS THAT ALLOW THEM TO AVOID PAYING RENT. THE LEGAL PROCESS NECESSARY TO TERMINATE TENANT TENANCY IS EXPENSIVE FOR OWNERS COUPLED WITH EXTREMELY LONG DELAYS. TENANTS, ON THE OTHER HAND, BENEFIT FROM THE LONG DELAYS AND ARE PROVIDED ADVOCATE ATTORNEYS AT TAXPAYER'S EXPENSE. THE TOTAL COMMUNITY SHOULD BE RESPONSIBLE FOR SOLVING THE HOMELESS PROBLEM.
Our other tenants are stuck with abusive, destructive, loud, and such filth that we now have cockroaches and rodents, our exterminator costs have quadrupled due to this.
Measure 1/Landlord Fairness Code has negatively impacted my ability as a house provider to effectively address non-payment and non-compliance issues. This has also negatively impacted my residence who do comply with their rental contracts when their neighboring residents do not comply. It has increased our cost of doing business. Because of measure 1/landlord fairness code, we have made a decision not to continue to invest in housing within the City of Tacoma.
As a "small" property owner we are now considering selling our properties due to the restrictive impact this act has imposed on us as a property owner. Our ability to enforce timely rent pmts greatly reduced. Ability to protect our property from animal abuse elevated. Ability to vet our tenants reduced. Ability to evict dead beat tenants reduced. It amounts to unfair rent control.
We just purchased property in 2025 and have had very good relations with our tenant and THA.
We used to take a much wider variety of credit scores and take more chances on people with less than ideal screening. Now that so many laws are in effect making it so hard to remove problem tenants we no longer feel like we are able to do that. We have high screening criteria and higher vacancy rates.
Due to only being able to charge 1.5% to \$10 for late fees has made rent the last bill that residents pay. There is not urgency to pay rent.
Our challenges as owners are high HOA and property tax rates.
Exclusions from evictions of families with minors, teachers during school year and tenants generally during cold months was abused by several tenants for as long as 10 months. Lost income, high legal bills, long delayed court cases and property damage were the result.
I'm selling my property to get out of the Washington state market. There's too many restrictions on landlords, particularly small owners just getting by. Having to pay relo is an unfair burden, and we have so little recourse to collect when a tenant does not pay rent (which happens all the time). Not to mention the excess clean up needed when bad tenants leave. Security deposits *never* cover that all. Yet collecting the right Security deposit is restricted. It's not worth being in the business of property ownership anymore in WA, unfort.
This survey deals very little with single residence rental. We have had same tenant for nearly 8 years, first and only.
The new law does not protect the landlord. Tenants take advantages of the law to abuse landlord. We will not invest in rental house any more and will sell all of them in the futures . Some of our tenants are Section 8 clients and they abuse the Section 8 fund but it is difficult to get them out and they have ruined our properties. We will not rent our properties to Section 8 clients in the future

-Several owners of rental properties in Tacoma decided to sell instead of continuing to rent their properties. We lost approximately 10% of our portfolio to sales.

-Our company will also no longer accept management contracts for Tacoma properties.

-With the "rules" being so different from the state laws, it is too difficult to keep track of the insane timelines and requirement for multiple notices/reminders, as well as the difference in allowed amounts for deposits/move-in fees/late fees.

-It is cost-prohibitive to make just a small increase in rent due to the cost of having to draft & serve notices multiple times in the months prior to the end of a lease. The owner may actually LOSE money by offering only a slight rent increase. This leads to the rent increases actually being HIGHER now just to break even after paying hundreds of dollars to draft & serve the notices.

-The inability to non-renew a lease is problematic. The "just cause" scenario causes many landlords/owners to be stuck with tenants that are non-compliant. Tenants don't have to be verbally/sexually abusive, non-paying, or drug users to be bad tenants. Some tenants cause damage to the property or are disruptive to the neighbors, or routinely pay late, or are just disrespectful, yet landlords are no longer allowed to tell a tenant that their lease is not going to be renewed.

-Landlords have to be continually in "defensive mode" because they essentially have no rights left. Just the fact that the rules/laws keep changing so quickly makes it difficult. There is not one standardized lease that works in every jurisdiction, and if something is missed, there is potential to lose their investment.

-Housing is a need, but not a right. No one should have the right to stay in someone else's house without paying for it, especially when the owner still has to pay taxes and upkeep for that house.

Since we have only four single family residences we own and manage, many of the questions may not be applicable to us. Most of our tenants have been renting from us for a number of years. With adequate screening, I have found that there are responsible and intelligent tenants who have the ability to make sound rental decisions. They do not need much in the way of governmental micromagnet if any at all.

The main result from the change was that we don't take a chance with someone the way we might have before. Much less like to rent to someone who is less competitively qualified. We also raise the rent every year.

A lot more owners are selling their homes as the financial burden is greater.

More tenants are paying rent late or not at all because of the lack of repercussions.

My takeaway is that the recent wave of landlord-tenant laws implemented over the past few years has unintentionally created a challenging environment for "mom and pop" landlords. These smaller, often independent property owners struggle to keep up with the constant changes in regulations. As a result, many choose to sell their rental properties.

When these properties are sold, the new ownersâ€”often larger investors or institutional buyersâ€”tend to raise rents to the maximum allowed. This shift leads to a noticeable increase in rental prices.

In my view, the departure of mom and pop landlords from the rental market has significantly reduced the availability of more affordable housing options. These landlords typically offered lower rents and more flexible arrangements, which are now being replaced by higher-priced, profit-driven models.

Rent is too high

Due to the Tacoma Landlord Fairness Code Initiative, effective December 8, 2023, we have decided to exit the landlord business as soon as we can. Rising operational costs, insurance premiums, taxes, and repair expenses now exceed rental income, making the business unsustainable. To minimize risks, we are adopting more rigorous tenant screening processes and are willing to keep properties vacant until we identify tenants who meet our stringent requirements.

Landlords have to pay taxes. Insurance. Mortgages. Utilities. It's not fair to have rules where a tenant can occupy my home and not pay for any period of time.

Measure 1 is killing small time rental owners. One defaulted tenant can cause an entire property to foreclose. Previous to measure 1, a tenant may have an eviction bill of 3-4K. Now you are looking at a tenant being ALLOWED to stay many months even after failure to pay. Now their eviction bills are over 20k and they are having to be FORCED out so not only do they now have evictions, they also owe 20k+ in back rent and will NEVER pay it.

End result, these people will never get a rental again. Causing our Homless crisis to rise even greater than it already is.

Why does the city council believe tenants have a RIGHT to live in a property they do not own, free of charge, with no recourse??? Why are late fees capped? When a property owner does not pay the mortgage, no one is capping the late fees they get slapped with. When a property owner does not pay the mortgage due to their tenants not paying rent, the city isn't standing up to the banks telling the banks it's the landlords "right" to have the property without paying what they owe. Come on now!

Make this make sense!!!

You do realize basic economics. Mortgage goes up, interest rates go up. Landlords hands are forced at capping rent increases even after their mortgages are increasing and are in jeopardy of losing their rentals.

Who is here to BAIL OUT THE LANDLORDS???

WE are the ones proving the affordable housing. We are the ones who risk our livelihood to provide housing for others. This is our blood, sweat, and tears and WE continue to get punished by this uneducated council creating ordinances they have no business creating. How many rentals does everyone have that is sitting at the Measure One table???? Clearly ZERO.

What's everyone going to do when Blackrock moves in and buys all the properties up and eliminates the small town affordable housing providers???

Feel free to call me anytime. I'd love to talk about how this ordinance ruining our city and bankrupting rental owners.

We had a few very expensive evictions in the recent past that made us change how we did things. Because of how hard it was to evict before the code, we had to become very careful to only place tenants likely to pay rent. that meant we no longer were able to give people chances. With all the new codes and more likely to come, we decided to sell our Tacoma properties in 2024. It's just too hard to evict in a timely manner and too costly. AND TOO DARN COMPLICATED TO FOLLOW all the rules before, during, and after renting a property!!!! Sadly, we sold and closed the first rental home last month. We have two pending contracts on two other rentals. A forth home is listed. all of those are single family homes and all have so far gone to home owners--not rental property owners. the duplex we will try to do a 1033 exchange to a home that is not in Tacoma or any city. My advice to Tacoma would be to stop trying to micro manage rental properties. Make it easy to remove non-paying tenants and tenants that a landlord does not get along with. If landlords know they can remove a tenant with little cost, they will be more likely to give someone a chance. I gave lots of chances in the past. I have not taken a chance in YEARS due to how much it could cost me. I miss the old days of taking chances on people trying to improve their lives. The nail in the coffin was Tacoma micro managing pets in a rental. A landlord should have total control on the age, type, size, and number pets they are willing to take a chance on for each home. In addition, pets are a drain on a family's income. I can't count the number of crying tenants who can't pay rent because of a vet bill. The more pets, the more damage to a home and the more likely not to pay rent. Let landlords say no to any pet/animal they want. No pets for new floors or 2 pets ok for old floors--whatever a landlord thinks would work or willing to take a chance on at that moment in time. Nobody but the landlord should make the decision on pets. If a landlord has a fear of a certain breed of dog, or a bad experience--they should be able to say no to that breed. The landlord knows the neighbors and home and what will work and not work when it comes to pets. STAY OUT OF MANAGING PETS.

This new innitiative just make renters haveing more hard time to rent from me. I wont ever give some one second chances like i used to. This is bad.

The main problems with this code are that it limits my ability to protect my responsible tenants and to enforce rent collections. Since the code went into effect, I have had two sets of tenants who stopped following house rules, especially regarding noise at night. They would be up all night screaming and playing loud music. My other tenants and I were on the same page trying to get these tenants out, but it took months because of the enforcement restrictions. Many of my tenants are lower income, so simply moving was not an option for them because of the expense, and they had to put up with this disruption for months. I also have seen a drastic increase in tenants paying their rent late or not at all. Because the late fees restrictions are so low, they have little incentive to pay on time. My only option to enforce timely payment is to start the lengthy and expensive eviction procedures.

The "winter" and "school year eviction ban" component of Measure 1 is poor policy and is single handedly the main reason I will no longer invest within the city limits of Tacoma. Since measure 1 was adopted I have added 42 rental units to my portfolio in Lakewood, WA and ZERO within the city limits of Tacoma. Unless changes are made I will continue to abstain from further investment in Tacoma, which is a shame as it is my home town where I grew up, graduating the Wilson High School and Tacoma Community College.

All of my units are for sale. I tried to sell my duplex but there are so many rental units on the market I was unable to see. I rerented but will put it on the market when the market improves. Us small landlords are your affordable housing, and you blew lit. Not worth it anymore. I would like equal rights to the renters. I do believe in renters rights. I have lost about \$30000.00 in the past 3 years getting bad tenants out.

Landlords have less ability to manage or develop a relationship with their tenants. Communication goes to the tenants only such as inspections three THA inspections. I received a call from my tenant wondering why I was not present, not a positive situation building a relationship. THA has communication from my tenant's contact but I either never get a recap or it arrives months later. Inspections by THA, in the past that caused concern that I was raising the rent to get them to move. This client has been with me for 3+ years and we have a great relationship but the comments muddled the waters and took time to repair the inspector's comments. This wasn't the first time. Between the state county and Tacoma regulations have removed my rights as property owner and empowered tenants to act freely. You should not have right to enter a private citizens property without prior notification.

I have been a landlord for decades. I have had some really good long term tenants. I have also been damaged by in excess of ten thousand dollars twice and by smaller amounts many times. These damages I have incurred are because of rules/regulations/and laws that treat landlords as criminals and tenants as victims. The regulations now make it extremely financially risky to be a landlord. I am angered that people with zero skin in the game, decided that I am required to allow people to steal from me if they choose and have no recourse that isn't expensive and time consuming while the thieves face no repercussions for their theft.

I am writing to express my strong opposition to the rent stabilization policies being advanced in Washington State. These measures, while perhaps well-intentioned, disproportionately burden property owners and discourage investment in rental housing. The increasing regulatory and financial pressures make it clear that Washington is a landlord-unfriendly jurisdiction, leaving little incentive to maintain or expand rental housing stock.

As a direct result of these policies, I will be reducing my rental unit portfolio in the state. Overly restrictive regulations undermine the ability to operate sustainably, ultimately harming housing availability and quality for tenants. I urge lawmakers to reconsider these counterproductive measures and instead pursue balanced solutions that protect both renters and property owners.

Tacoma's Landlord Fairness Code has had an adverse affect on the Owners decision to no longer Build within the City of Tacoma City Limits. We currently have 3 different Owners with pending Evictions within the Court System. Each one of these Owners Owns less than 22 units, with rent losses for these Owners of approximately \$75,000.00 plus in loss of rents, legal fees, etc. This "fairness code" is an unconstitutional taking of an Owners Property for the winter ban November 1st thru April 1st, and the school year ban September thru most of the month of June. Meanwhile, we must still follow the "rules" of the Landlord Tenant Act and provide all services associated with the rental, with no rent to offset the increased cost of owning the Property (The Owners cost for: property taxes, insurance, utilities, maintenance & repairs, basic operating costs for owning a rental, extra money spent on Legal fees (the Lawyers have had to raise their prices to offset all the Statewide and local Tacoma laws). A change needs to happen and soon! The Landlord Fairness Code has DEINCENTIVED ANY OWNER FROM OWNING A PROPERTY IN THE CITY OF TACOMA. (our Owners already sold within the last year 48 units (studio and one bedrooms). More units are on the table to sell as well. If the Landlord Fairness Code is not reversed/overtured, a housing crisis is looming in the not so distant future.

Several clients sold their property because of the Fairness Code, we lost 10 units in 2024 for this very reason.

The new LFC has Reduced the Market Value of my Tacoma Property. The new LFC has prompted me to sell this property as soon as I am able to achieve an acceptable price and instead purchase a similar property in Port Orchard or Gig Harbor. Finally; Most tenants think at most 2-3 months ahead for their rental decisions. Requiring two notices 180/210 days and 90/120 days is an administrative burden and is not generally appreciated or understood by my tenants - which in turn requires additional explanations and consumes time that could better be spent.

Tacoma's Landlord Fairness Code is very unfair to the landlords. It is not equitable.

I will not purchase any investment property in Tacoma because of these draconic all tennant favor laws/policies. I will sell my property in Tacoma as soon as my current tenant leave. She told me she is staying in my house because I am a good landlord and I must say she is a good tenant.

I have a friend who owns apartment complex in Tacoma. He told me one of his tenants hasn't paid her rent for more than one year. She has a nine year old daughter in school. He says he missed the deadline to file a petition during summer of 2024. So he says he has to wait nine months to file a petition for eviction this summer.

Additionally, he told me he got a permit to build another 11 units apartment complex in Tacoma. He says he is so burned out with Tacoma Landlord Fairness Code that he is seriously thinking to sell the parcel with permit.

The Landlord Fairness Code makes it impossible for a landlord to increase rents sufficiently to cover tax, insurance, and maintenance costs. In our case, this effect is exacerbated by the fact that we have historically kept rents low, so as to give renters a break, and to retain good ones. The profitability of our small portfolio of rental properties has declined dramatically. We plan to eventually get out of the Tacoma rental market, unless a new code, more friendly to landlords, is adopted. Many more landlords are planning to do this.

I have been a responsible landlord for 25 years in Tacoma. The new rules make it nearly impossible for us to be good neighbors. I can't enforce reasonable conduct or maintenance. I have a signed contract with a tenant that is basically unenforceable. I understand that housing costs are high in our area. So are other basic essentials like Mike and bread. I don't see the Ciry putting price controls on those essentials. They went after the weakest group... small investors that can't afford to fight back. I will be divesting my Tacoma properties.

The overcrowding law had caused many headaches and the 2 heartbeats be room is creating problems Susie's especially with families with teens of the opposite sex.

This question would not allow me to 'check all that apply". Where did you learn about the Landlord Fairness Code (check all that apply).

The landlord fairness code forced me to raise rents at the max rate because taxes, insurance, COVID, non-payers, Repair costs, and management fees etc. have out paced the rental income.

I now hope people will move out so I can raise rents to cover my costs. The latest tax increases by the state of Washington is really going to hurt. Not just me but my renters.

I will not continue to invest in Tacoma.

I am much more selective on prospective tenants and unable as a mom & pop small landlord to take risks on tenants causing units to sit vacant longer and making housing harder to find for people without exemplary credit and solid income and rental history. I used to be able to mitigate risks and take chances on people in those less than ideal situations prior to the tenant regulations and would have in the past due but can no longer take on the added risks with the legislation. I also always now issue a 4.9% rent increase annually whereas previously I was typically 2-3.5%.

The landlord fairness code has resulted in our company developing multifamily housing outside of the city of Tacoma.

We had 2 out of 10 stop paying 1 month after moving in and it has taken over 6 months to evict so we've lost over \$20k in rent not including significant damages to the units. We are selling after 9 years as a landlord in Tacoma.

Because of the cap on rent increases, we have had to raise rents on everyone just in case expenses are high.

In the future it might limit rent increases to cover those exxpenses. Rent control only harms the tenants.

Because of Tacoma's Landlord Fairness Code, We have decided to sell as many units in Tacoma as possible. The laws are against the owners and unfair to both the owners and the tenants. The law has made it harder for tenants to qualify and to find afaordable housing. We have raised our prices because of rent control, and we will continue to raise the rents every year to the maximum. In the past we rewarded good tenants by keeping the rents the same, now we have to raise everyones rent to make up for deadbeats.

I am currently considering taking my properties off the market

the new rules just guaranteed that all of my properties will expect maximum allowable increase each year. Before if a tenant was good they might not get any increases for several years. My Tacoma properties will be the first that i sell as well.

We had plans for doing up grades to our units. Now are are holding off on any up grades. Like installing washer and dryer hookups in the units. Units that didn't have dishwasher, still will not have dishwashers. My wife and I bought the apartments for a family trust. Inheritance for our children and build wealth. We thought that buying in Tacoma would be a good place for our investment. Now we are rethinking or decision.

Not only am I a landlord but im a Realtor. I have restructured my business to help tired landlords exit the real estate market and move their rentals out of Tacoma and into more landlord friendly states.

I'm currently in the stabilization stage of my properties and once I'm complete, I will be selling my properties and leaving the state. My properties will be purchased by first time buyers which will lead to a reduction of the overall rental supply. And I'm not the only landlord doing this. We've already witnessed a 25% reduction in the Seattle single family rental pool and Tacoma is next. I believe it will be a little worse in Tacoma though. Just more programs that you think will help and actually does the opposite.

I keep my rents 5-10% under market so I have less turnover and I just monitor all my expenses. I've already informed my tenants there will be a minimum 3% rent increase every year, thank you Rent Control. Again, hurting the tenants.

Good luck TAXINGTON!!

The new notice requirements have added significant administrative burden. We now must give 180 days' notice for rent increases plus a 90-day reminder, which confuses tenants and increases the risk of paperwork errors. A \$10 late fee offers no real incentive to pay rent on time, and extended eviction timelines due to moratoriums make the process even harder. This has led to more tenants disregarding rent obligations, which often results in additional issues like property damage, noise complaints, and pet violations.

These policies, while well-intentioned, are ultimately harming tenants by removing accountability. We are a fair and compassionate property management company, and our owners give us flexibility to work with tenantsâ€”but we have no real enforcement tools when needed. This has led to financial losses through unpaid rent, move-out damages, increased payroll to manage compliance, delayed leasing, and an inability to adjust rent to market rates.

This measure hurts the people it was supposed to help. I do not rent to many people I would have before it passed. This will get worse as tenants learn how to abuse it. I already have bad tenants telling me there is nothing I can do about their bad behavior. Others don't pay their rent now or pay partials.

I am selling may property and the THA tenant has moved out. Tacoma is not a town I will have rentals.

I have stopped renting long term due to the changes in the laws in Tacoma

80% of our City of Tacoma management clients have sold their properties - our income has been drastically impacted. Soon, we will no longer be managing in Tacoma at all. We only have two tenants left. When those tenants move out, we will no longer offer services within the City of Tacoma limits. The risks due to the length of time it could take to address a default or property abuse situation make the City of Tacoma too difficult to conduct business in an efficient and effective manner.

It's one sided, tremendously favoring tenants. Where else in our country do we get charged only \$10 late fee for paying something late? Many tenants take advantage of this rules and have less care to pay on time. Way too many notices we need to give, why? 3 rent increase notices starting 210 - 180 days before the lease ends, why? Some of our tenants are very annoyed that we come so often to serve notices, they don't like it when they're not home and we have to tape the notices on the doors, making them look bad to their neighbors. We don't want to do it either, but the ridiculous rules Tacoma forces us to do in order to stay compliance, which is deteriorating our relationship with our tenants. We pride ourselves at developing good relationship with our tenants, that's why we only had to do 2 evictions for the last 10 years, but Tacoma's rules and notices requirement are not helping us build or keep our relationship with our tenants, it harms it. We don't want to evict anyone, we pride ourselves in our patience and compassion to try to help people when they have financial hiccups, that's how we have kept our eviction rates so low. At the end of the day, us and the owners have to float those monies for our tenants while they go through hardship. If this keeps up and we can't no longer have a good relationship with our tenants, we're going to see a lot more evictions. More sellers are consider selling their rental homes because Tacoma has continue to tip the scale of favoritism to the tenant and ignoring the hardship of the owners.

The Landlord Fairness Code has made it MUCH harder to work with people who really need housing. In the past, if someone was questionable or didn't meet income requirements, etc., many owners would consider working with them by charging a higher security deposit (in some cases, applicants have offered to pay a higher deposit) but the law prevents us from doing this. It's also MUCH harder to remove a bad tenant (and now they have protections through the winter or school year) so we've seen a big increase of owners with Tacoma rentals choose to sell their properties. We've had unknown squatters in properties who we can't remove, we have MANY tenants pay late because it's no big deal to pay a \$10 late fee, not to mention, BAD tenants get free attorneys and owners have to figure out how to pay taxes, insurance, and attorney fees while not getting paid rent.

These laws are absolutely negatively impacting tenants and the ability of Tacoma resident to find and retain good rental housing. We are no longer to safely offer chances or 2nd chances to applicant because the risk level for the landlord has increased so much. The people these laws may be trying to help are the ones that are getting harmed here. Many of my owner clients have chosen to sell their rentals and reinvest out of this area. I do NOT recommend anyone I speak with to invest in Tacoma. I personally own rental property in Tacoma and would not consider buying anything more due to these laws.

If you want to attract more housing and good landlords that treat tenants well, dont put up so many road blocks and risks to be successful. The private landlords are the ones that are actually offering the solution of housing for Tacoma.

The administrative burden to the company has been huge. Having to process serve, and mail multiple notices has been a significant cost to the company, and we receive many complaints from tenants about having notices posted on their doors multiple times and mailed multiple times. They do not like it, and it is a safety issue having all of this information posted for anyone to see. We have also had employees yelled at and threatened when posting notices on doors.

too many restrictions on landlords will affect supply

As a result of Tacoma and WA state rent control legislation, we are now only renting our properties for the length of the original lease (12 months) and then requiring the tenants to move on so we can rent the property at market rate to a new tenant.

I had a tenant before the Code existed, still have the same tenant. Thus, most of the questions don't really apply. However, due to the code, I will sell my small rental house when the tenant moves out. I don't need the problems the current laws cause.

My wife and I have sold 3 properties within Tacoma City limits since this measure passed. I've been a liberal Democrat my whole life. But this measure has too much regulatory burden placed on the owners. I personally know dozens of owners who have also sold since 2023. The end result is less personal "mom and pop" landlords, more corporations. I strongly suggest Tacoma repeal these latest measures.

APPENDIX B: METRICS TO STUDY

1. Homelessness Rates

- 1.1 The purported purpose of the ordinance is to reduce homelessness; did it work to do this?
- 1.2 Tacoma public school transience rates [rate of children who change schools in the middle of the school year; this is pertinent because homelessness is a notable cause of school transience].

2. Rent Increases

- 2.1 extent and reason for rent increases from between one tenant's move out and the next one
- 2.2 extent and reason for rent increases for a tenant remaining in the unit
- 2.3 frequency of increases

3. Security Deposits and Fees

- 3.1 increases in security deposits requirements
- 3.2 increases or the new imposition of other non-rent fees

4. Screening Requirements

- 4.1 stiffening of tenant screening requirements (*e.g.*, higher required credit scores; higher income requirements; more positive references)
- 4.2 rate of denials of applications to rent and reasons for denials

5. Rent Defaults:

- 5.1 rate of rent defaults, especially during the ordinance's prohibition of eviction for nonpayment of rent (during the school year for households with children or "educators" and, for all households, during the "cold weather months" from November 1st to April 1st);
- 5.2 the ordinance's prohibition of eviction for rent default, unlike the Seattle ordinance, makes no distinction between an inability to pay and an unwillingness to pay, and it makes no distinction between households of low-income and households of higher income. This suggests the value of tracking the following:
 - 5.2.1 extent to which rent defaults occur for inability to pay;
 - 5.2.2 extent to which rent defaults occur for an unwillingness to pay;
 - 5.2.3 extent to which rent defaults show among low-income households and among defaults among higher income households;

- 5.2.4 extent and reasons for rent defaults by subsidized tenants receiving rental subsidies or those renting from non-profit landlords (like THA, Mercy Housing, Human Good, YWCA, MDC, etc). Rent defaults in this housing would be interesting to track separately for two reasons: (1) by definition the tenants are low-income; (2) in much of this housing, the rent is adjusted to the tenant's income and when the income goes down, the rent goes down in order to keep it affordable to the tenant.

6. Evictions

- 6.1 evictions for nonpayment of rent
- 6.1.1 evictions for nonpayment of rent accomplished without the filing or service of an unlawful detainer (*e.g.*, service of a notice to pay or vacate, non-judicial physical evictions, use of protection order to remove tenant)
- 6.1.2 evictions for nonpayment of rent filings in superior court during the cold weather months and the school year when the ordinance forbids evictions for non-payment of rent;
- 6.1.3 stays of eviction actions for nonpayment of rent filed during the months when execution of eviction is prohibited:
- # of stays
 - length of stays
 - # of stayed eviction actions resolved without an actual eviction (*e.g.*, renegotiation of payment plans)
- 6.2 evictions for all reasons
- 6.2.1 evictions filings outside of the school year or November 1st to April 1st;
- 6.2.2 the reasons for the evictions
- 6.3 problem tenants
- 6.3.1 effect of ordinance on landlord's ability to remove problem tenants
- 6.3.2 incidents of safety concerns of neighbors and landlord/staff

7. Race of Tenant

Change in the above metrics tracked by race of the tenant

8. Change in Number of Rental Units

- 8.1 purchase or sale of rental property
- 8.2 purchase by or sale to smaller landlords
- 8.3 purchase by or sale to real estate investment firms
- 8.4 foreclosure of either rental property or the primary residence of landlord

- 8.5 effect of the ordinance on the ability to attract housing developers and financing for housing construction and purchase in Tacoma because developers and sources of financing (banks, tax credit investors, *etc*) may now have to anticipate a notable amount of rent defaults for any housing they develop, purchase, or finance:

- 8.6 extent to which developers of rental housing forsake the Tacoma market;

- 8.7 extent of any increasing difficulty housing developers in Tacoma face in finding financing for the construction or purchase of housing;

- 8.8 changes in the price of that financing (*e.g*, increased interest rates, lower prices offered for tax credits).

All these possible effects on development may show particularly among the nonprofit developers whose margins are already pretty thin.

NOTE: Studying these effects of the ordinance will be challenging in three ways:

1. Tracking the metrics will require consulting available sources of information from organizations that may be tracking them anyway (*e.g*, City of Tacoma, various landlord associations, tenant advocacy groups, Affordable Housing Consortium, whose members are organizations that develop, own, and manage housing for low-income households. Tracking the metrics will likely rely, not only on quantifiable data, but also on more qualitative accounts from landlords, tenant groups, banks, investors.
2. Even if we could track changes in these metrics, it will be a challenge to determine whether or not to attribute the changes to the ordinance. Making that determination may also have to rely on interviews and the judgments of landlords, tenant groups, banks, investors, etc.
3. The Tacoma ordinance is still pretty new. It may take well more than a year for its effects to show.

APPENDIX C: PARAMETER ESTIMATES FOR REGRESSION MODELS

This appendix provides the parameter estimates for the regression models to which this report refers. Note that missing values are imputed using five iterations of a multiple imputation using chained equations (MICE) model that includes all the complete variables in the data set. Convergence of the imputation model's estimates was confirmed with visual inspection of the mean and standard deviation estimates of each variable.

<i>Table C1</i> <i>Parameter Estimates for Ordered Logistic Regression Model of Change in Rent since December 2023 (N=162)</i>					
	Coefficient	Std. err.	t	F	
Gross Income	-2.64E-09	7.23E-08	-0.04		
Number of Properties	-3.33E-04	3.77E-04	-0.88		
Owner Type	Included^			0.03	
Woman Owned	0.46	0.37	1.27		
Minority Owned	0.19	0.39	0.49		
% Subsidized	9.15E-04	8.82E-03	0.1		
% Income Restricted	-1.23E-05	6.78E-03	0		
Rent Default Change	Included^			1.2	
Disruption Effectiveness	Included^			0.54	
Change in # of Evictions Served	1.05E-02	6.52E-03	1.62		
LFC Effect	Included^			5.96	***
Ancillary Parameters					
1st Cut Point	-1.75	0.42			
2nd Cut Point	-0.02	0.38			
3rd Cut Point	1.45	0.40			
4th Cut Point	3.41	0.51			
^ Statistical significance determined by joint Wald test					

<i>Table C2</i> <i>Parameter Estimates for OLS Regression Model of Application Change Index (N=162)</i>					
	Coefficient	Std. err.	t	F	
Gross Income	7.31E-09	2.28E-08	0.32		
Number of Properties	-3.24E-05	1.36E-04	-0.24		
Owner Type	Included^			0.29	
Woman Owned	0.108	0.130	0.83		
Minority Owned	-0.242	0.140	-1.73		
% Subsidized	-2.11E-03	3.39E-03	-0.62		
% Income Restricted	-2.86E-03	2.61E-03	-1.1		
Rent Default Change	Included^			0.18	
Disruption Effectiveness	Included^			0.31	
Change in # of Evictions Served	-5.38E-05	2.10E-03	-0.03		
LFC Effect	Included^			12.04	***
Constant	0.28	0.14	2.05		*
<i>^ Statistical significance determined by joint Wald test</i>					
<i>* Significant at 5% level</i>					
<i>** Significant at 1% level</i>					
<i>*** Significant at 0.1% level</i>					

<i>Table C3</i> <i>Parameter Estimates for Ordered Logistic Regression Model of Change in Rent Defaults since December 2023 (N=162)</i>					
	Coefficient	Std. err.	t	F	
Gross Income	-6.04E-08	6.81E-08	-0.890		
Number of Properties	-0.001	0.001	-0.960		
Owner Type	Included^			3.07	*
Woman Owned	-0.576	0.429	-1.340		
Minority Owned	-0.104	0.478	-0.220		
% Subsidized	0.006	0.014	0.410		
% Income Restricted	-0.006	0.009	-0.690		
LFC Effect	Included^			20.38	***
Ancillary Parameters					
1st Cut Point	0.871	0.408			
2nd Cut Point	3.635	0.595			
^ Statistical significance determined by joint Wald test					
* Significant at 5% level					
** Significant at 1% level					
*** Significant at 0.1% level					

<i>Table C4</i> <i>Parameter Estimates for OLS Regression Model of Change in Number of Termination Notices (N=162)</i>					
	Coefficient	Std. err.	t	F	
Gross Income	3.41E-07	3.49E-06	0.100		
Number of Properties	0.019	0.007	2.760		**
Owner Type	Included^			0.32	
Woman Owned	-5.562	6.221	-0.890		
Minority Owned	4.523	6.458	0.700		
% Subsidized	0.323	0.174	1.860		
% Income Restricted	-2.28E-04	0.160	0.000		
Rent Default Change	Included^			0.77	
Disruption Effectiveness	Included^			0.08	
LFC Effect	Included^			0.32	
Constant	10.218	7.184	1.420		
<i>^ Statistical significance determined by joint Wald test</i>					
<i>* Significant at 5% level</i>					
<i>** Significant at 1% level</i>					
<i>*** Significant at 0.1% level</i>					

<i>Table C5</i> <i>Parameter Estimates for OLS Regression Model of Change in Number of Eviction Notices Served (N=162)</i>					
	Coefficient	Std. err.	t	F	
Gross Income	1.39E-06	2.90E-06	0.480		
Number of Properties	0.017	0.005	3.180		**
Owner Type	Included^			0.320	
Woman Owned	-6.989	5.369	-1.300		
Minority Owned	5.525	5.406	1.020		
% Subsidized	0.308	0.145	2.120		*
% Income Restricted	-0.063	0.130	-0.490		
Rent Default Change	Included^			0.110	
Disruption Effectiveness	Included^			0.350	
LFC Effect	Included^			0.090	
Constant	0.981	5.828	0.170		
^ Statistical significance determined by joint Wald test					
* Significant at 5% level					
** Significant at 1% level					
*** Significant at 0.1% level					

<i>Table C6</i> <i>Parameter Estimates for OLS Regression Model of Change in Number of Eviction Notices Filed in Court (N=162)</i>					
	Coefficient	Std. err.	t	F	
Gross Income	-2.38E-07	3.91E-07	-0.610		
Number of Properties	0.006	0.001	5.240		***
Owner Type	Included^			0.570	
Woman Owned	-0.940	0.852	-1.100		
Minority Owned	-0.688	0.920	-0.750		
% Subsidized	0.019	0.023	0.830		
% Income Restricted	-0.001	0.019	-0.040		
Rent Default Change	Included^			0.310	
Disruption Effectiveness	Included^			0.040	
LFC Effect	Included^			1.510	
Constant	1.631	1.105	1.480		
^ Statistical significance determined by joint Wald test					
* Significant at 5% level					
** Significant at 1% level					
*** Significant at 0.1% level					

<i>Table C7</i> <i>Parameter Estimates for Ordered Logistic Regression Model of Change in Effectiveness in Managing Tenant Disruptions since December 2023 (N=162)</i>					
	Coefficient	Std. err.	t	F	
Gross Income	-8.66E-08	1.35E-07	-0.640		
Number of Properties	-0.003	0.001	-1.940		
Owner Type	Included^			3.580	*
Woman Owned	0.138	0.458	0.300		
Minority Owned	0.111	0.539	0.210		
% Subsidized	0.016	0.013	1.220		
% Income Restricted	-0.017	0.011	-1.460		
LFC Effect	Included^			19.580	***
<i>Ancillary Parameters</i>					
1st Cut Point	1.849	0.486			
2nd Cut Point	6.006	0.782			
^ Statistical significance determined by joint Wald test					
* Significant at 5% level					
** Significant at 1% level					
*** Significant at 0.1% level					

<i>Table C8</i> <i>Parameter Estimates for Logistic Regression Model of Change Whether</i> <i>Landlord Satisfaction with Tenants Decline since December 2023 (N=160)</i>					
	Coefficient	Std. err.	t	F	
Gross Income	-1.18E-07	1.41E-07	-0.840		
Number of Properties	0.001	0.001	1.050		
Owner Type	Included^			0.4	
Woman Owned	0.285	0.574	0.500		
Minority Owned	-0.770	0.585	-1.320		
% Subsidized	-0.007	0.014	-0.480		
% Income Restricted	-0.014	0.012	-1.210		
Rent Default Change	Included^			7.8	***
Disruption Effectiveness	Included^			8.04	***
Change in # of Evictions Served	4.13E-05	7.53E-03	0.010		
Satisfaction	Included^			6.5	***
Constant	0.525	0.610	0.860		
^ Statistical significance determined by joint Wald test					
* Significant at 5% level					
** Significant at 1% level					
*** Significant at 0.1% level					

<i>Table C9</i> <i>Parameter Estimates for Ordered Logistic Regression Model of Change Landlord Plans since December 2023 (N=157)</i>					
	Coefficient	Std. err.	t	F	
Gross Income	-3.36E-08	8.24E-08	-0.410		
Number of Properties	-2.24E-04	4.66E-04	-0.480		
Owner Type	Included^			0.820	
Woman Owned	-0.244	0.516	-0.470		
Minority Owned	-0.152	0.544	-0.280		
% Subsidized	0.002	0.014	0.150		
% Income Restricted	-0.008	0.009	-0.910		
Rent Default Change	Included^			0.660	
Disruption Effectiveness	Included^			0.630	
Change in # of Evictions Served	0.004	0.009	0.480		
Satisfied	Included^			0.260	
LFC Effect	Included^			8.060	***
<i>Ancillary Parameters</i>					
1st Cut Point	-3.802	0.832			
2nd Cut Point	-1.664	0.751			
^ Statistical significance determined by joint Wald test					
* Significant at 5% level					
** Significant at 1% level					
*** Significant at 0.1% level					

APPENDIX D: SURVEY QUESTIONNAIRE AND SUMMARY RESPONSES

This appendix shows the questionnaire used for the survey. Each question is accompanied by either summary statistics for responses to that question (mean, standard deviation, and minimum and maximum values) or a frequency table that shows the response categories; the number of respondents giving that response for each category (i.e. the frequency); the relative frequency (i.e. percentage of respondents giving that response) and the cumulative frequency.

The Evergreen State College is conducting this survey on behalf of the Landlord Fairness Code Study Group to learn more about how Tacoma's 2023 Landlord Fairness Code has affected residential rental property owners, managers, and developers. You can learn more about this law and the Study Group at this [link](#).

We are contacting you as someone who owns, manages, brokers, finances, or develops residential property offered for rent in Tacoma. If possible, we would like the person in your organization or business who is most knowledgeable about your residential rental property in Tacoma to respond to this survey. By participating you are:

- Informing city leaders about your experiences as a renter in Tacoma
- Providing feedback about how the Landlord Fairness Code has affected your housing circumstances
- Assisting us to make recommendations on changes needed to make Tacoma's rental housing market work more fairly and efficiently for everyone

The survey takes an average of 15 minutes to complete. You are free to skip any questions or to end the survey at any point. Any information obtained that can be connected to you in any way will remain confidential. You do not have to respond to any question that you do not want to answer. Your answers will not be linked to your name in any report nor will your decision to participate (or not) affect your present or future relationship with The Evergreen State College or any of the survey sponsors. Results will be used for preparing a public report on the experiences of landlords and tenants in rental housing in Tacoma since adoption of the Landlord Fairness Code.

If you have any questions about this survey, you may contact Dr. Michael Craw at The Evergreen State College at crawm@evergreen.edu or at (360) 867-6820. If you have questions about your rights as a survey participant, please contact Evergreen's Institutional Review Board at irb@evergreen.edu.

Do we have your permission to be included in the study?

Yes
No

1. Which of the following categories describe you, your organization's or company's role in the Tacoma rental housing market (check all the apply)?

Owner/landlord

property_ow ner	Freq.	Percent	Cum.
No	33	20.12	20.12
Yes	131	79.88	100.00
Total	164	100.00	

Property Manager

property_ma nager	Freq.	Percent	Cum.
No	19	11.59	11.59
Yes	145	88.41	100.00
Total	164	100.00	

Broker *Not Reported*

Developer *Not Reported*

Financer of rental housing (such as lender, investor, tax credit investor, grantor) *Not Reported (too few observations)*

Other (please describe) *Not Reported*

2. In which Tacoma zip codes do you rent residential properties (check all that apply)? *Not reported*

98401
98402
98403
98404
98405
98406
98407

98408
 98409
 98411
 98412
 98413
 98415
 98416
 98417
 98418
 98419
 98421
 98422
 98424
 98430
 98431
 98433
 98438
 98439
 98443
 98444
 98445
 98446
 98447
 98448
 98464
 98465
 98466
 98467
 98471
 98481
 98490
 98493
 98496
 98497
 98498
 98499

3. Which of the following terms best describes you, your organization or company?

own_type_detail	Freq.	Percent	Cum.
For-profit	81	49.39	49.39
Non-profit	11	6.71	56.10
Public or Government Agency	2	1.22	57.32
Individual owner who is unincorporated	66	40.24	97.56
Other (please describe)	4	2.44	100.00

Total	164	100.00
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4. What is your job title or role within your organization or company? *Not reported*

5. In what state is your organization or company incorporated?

state_inc	Freq.	Percent	Cum.
California	2	1.35	1.35
Washington	146	98.65	100.00
Total	148	100.00	

6. What was your organization or company's gross income in 2024?

Variable	Obs	Mean	Std. dev.	Min	Max
gross_income	92	949218.8	2973248	0	2.48e+07

7. Is your organization or business a woman-owned business?

woman_owned	Freq.	Percent	Cum.
No	96	61.94	61.94
Yes	59	38.06	100.00
Total	155	100.00	

8. Is your organization or business a minority-owned business?

minority_ow ned	Freq.	Percent	Cum.
No	108	70.59	70.59
Yes	45	29.41	100.00

Total		153	100.00
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9. How many rental units does your business own in total (including units your business owns but does not manage)?

Variable		Obs	Mean	Std. dev.	Min	Max
num_own_tot		160	226.9688	1282.237	0	15000

10. How many rental units does your organization or company own in Tacoma (including units your company owns but does not manage)?

Variable		Obs	Mean	Std. dev.	Min	Max
num_own_tacoma		160	77.38125	296.2166	0	2700

11. How many rental units in Tacoma does your company manage (including units your company manages but does not own)?

Variable		Obs	Mean	Std. dev.	Min	Max
num_manage		162	128.4568	451.3866	0	3700

12. In the past five years, for how many rental units in Tacoma has your organization or company brokered a sale, purchase, or rental?

Variable		Obs	Mean	Std. dev.	Min	Max
num_broker		162	13.30247	89.72955	0	1000

13. In the past five years, how many rental units in Tacoma has your organization or company developed or financed?

Variable		Obs	Mean	Std. dev.	Min	Max
num_develop		164	12.51829	67.75565	0	643

14. Considering the properties your organization or company either owns or manages in Tacoma, what percentage of units would you say receive a monthly rental assistance subsidy or

voucher from a government or nonprofit organization (such as the Department of Housing and Urban Development, City of Tacoma, Tacoma Housing Authority, or Pierce County Housing Authority)?

Variable	Obs	Mean	Std. dev.	Min	Max
pct_subsidy	164	9.20061	19.3888	0	100

15. Considering the properties your organization or company either owns or manages in Tacoma, what percentage of your units have an income restriction for affordability?

Variable	Obs	Mean	Std. dev.	Min	Max
pct_inc_re~t	164	10.20427	26.79099	0	100

Next, we would like to ask you some questions about changes in your organization or company's rental policies and practices since the adoption of the Landlord Fairness Code in December 2023.

16. For each of the following rental screening and application requirements, please indicate if overall your organization or company made its approval criteria and fees stricter or more expensive, less strict or less expensive, or left the same since adoption of the Landlord Fairness Code in December 2023:

a. Minimum income requirements

min_inc	Freq.	Percent	Cum.
Less strict	12	7.45	7.45
Same	65	40.37	47.83
More strict	84	52.17	100.00
Total	161	100.00	

b. Credit score

credit_score	Freq.	Percent	Cum.
Less strict	11	6.88	6.88

Same		61	38.12	45.00
More strict		88	55.00	100.00
-----+-----				
Total		160	100.00	

c. Rental History Checks

rental_hist				
ory		Freq.	Percent	Cum.
-----+-----				
Less strict		11	6.88	6.88
Same		56	35.00	41.88
More strict		93	58.12	100.00
-----+-----				
Total		160	100.00	

d. Pet Restrictions

pets		Freq.	Percent	Cum.
-----+-----				
Less strict		11	6.83	6.83
Same		88	54.66	61.49
More strict		62	38.51	100.00
-----+-----				
Total		161	100.00	

e. Criminal History Checks

criminal_hi				
story		Freq.	Percent	Cum.
-----+-----				
Less strict		12	7.50	7.50
Same		82	51.25	58.75
More strict		66	41.25	100.00
-----+-----				
Total		160	100.00	

f. Application fee

app_fee	Freq.	Percent	Cum.
Lower	13	8.12	8.12
Same	123	76.88	85.00
Higher	24	15.00	100.00
Total	160	100.00	

g. Security deposit

sec_deposit	Freq.	Percent	Cum.
Lower	20	12.50	12.50
Same	100	62.50	75.00
Higher	40	25.00	100.00
Total	160	100.00	

17. To what extent has Tacoma's Landlord Fairness Code affected your organization or company's decisions about your rental screening and application requirements?

screening	Freq.	Percent	Cum.
Great extent	100	62.89	62.89
Somewhat	43	27.04	89.94
Very Little	10	6.29	96.23
Not at all	6	3.77	100.00
Total	159	100.00	

18. Considering the residential properties your organization owns or manages in Tacoma, how much have your rental rates changed on average since adoption of the Landlord Fairness Code in December 2023?

rent_change_detail	Freq.	Percent	Cum.
-----+-----			
Increased by 10% or more	19	11.73	11.73
Increased by 5-9%	47	29.01	40.74
Increased by 1-4%	49	30.25	70.99
Stayed the same	36	22.22	93.21
Decreased by 1-4%	3	1.85	95.06
Decreased by 5 - 9%	2	1.23	96.30
Decreased by 10% or more	6	3.70	100.00
-----+-----			
Total	162	100.00	

19. To what extent has Tacoma's Landlord Fairness Code affected your organization or company's decisions about its residential rental rates?

lfc_rent	Freq.	Percent	Cum.
-----+-----			
Great extent	106	65.43	65.43
Somewhat	33	20.37	85.80
Very Little	8	4.94	90.74
Not at all	15	9.26	100.00
-----+-----			
Total	162	100.00	

20. What are your company's or organization's plans for purchasing, developing, financing, or selling residential rental properties in Tacoma?

plans	Freq.	Percent	Cum.
-----+-----			
Our plans are to have more rental resid	10	6.21	6.21
Our plans are to have about the same nu	31	19.25	25.47
Our plans are to have fewer rental resi	120	74.53	100.00
-----+-----			
Total	161	100.00	

21. To what extent would you say that Tacoma's Landlord Fairness Code affected your organization or company's decisions about acquiring or developing additional residential rental properties in Tacoma?

lfc_plans_de tail	Freq.	Percent	Cum.
Great extent	123	76.40	76.40
Somewhat	19	11.80	88.20
Very Little	7	4.35	92.55
Not at all	12	7.45	100.00
Total	161	100.00	

22. Has any tenant who moved from one of your residential properties since December 2023 requested relocation assistance following a rent increase notice of 5% or more?

reloc_assis t_requested	Freq.	Percent	Cum.
No	148	93.08	93.08
Yes	11	6.92	100.00
Total	159	100.00	

23. Did your organization or company pay the requested relocation assistance?

reloc_assis t_paid	Freq.	Percent	Cum.
No	2	18.18	18.18
Yes	9	81.82	100.00
Total	11	100.00	

24. Considering the residential properties your organization or company owns or manages in Tacoma, to what extent has the frequency of rent defaults changed since adoption of the Landlord Fairness Code in December 2023?

rent_default_detail	Freq.	Percent	Cum.
Increased a great deal	48	30.19	30.19
Increased somewhat	48	30.19	60.38
Stayed the same	61	38.36	98.74
Decreased somewhat	2	1.26	100.00
Decreased a great deal	0	0.00	100.00
Total	159	100.00	

25. Considering only the income-restricted (or affordable) residential properties your organization or company owns or manages in Tacoma, to what extent has the frequency of rent defaults changed since adoption of the Landlord Fairness Code in December 2023?

rent_default_inc_restr ict	Freq.	Percent	Cum.
Increased a great deal	17	35.42	35.42
Increased somewhat	12	25.00	60.42
Stayed the same	19	39.58	100.00
Decreased somewhat	0	0.00	100.00
Decreased a great deal	0	0.00	100.00
Total	48	100.00	

26. To what extent would you say that Tacoma's Landlord Fairness Code affected the number of defaults since December 2023?

lfc_rent_def ault	Freq.	Percent	Cum.
Great extent	65	41.94	41.94
Somewhat	53	34.19	76.13
Very Little	14	9.03	85.16
Not at all	23	14.84	100.00

Total		155	100.00
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Next, we would like to ask you some questions about your relationship with your properties' tenants.

27. Overall, how satisfied are you and your organization's or company's staff with your working relationship with your tenants?

satisfied_detail	Freq.	Percent	Cum.
Very satisfied	65	39.63	39.63
Somewhat satisfied	58	35.37	75.00
Neither satisfied nor dissatisfied	22	13.41	88.41
Somewhat dissatisfied	10	6.10	94.51
Very dissatisfied	9	5.49	100.00
Total	164	100.00	

28. How has you and your staff's satisfaction with your working relationship with your tenants changed since December 2023?

satisfied_change_detail	Freq.	Percent	Cum.
We are more satisfied	2	1.23	1.23
it is about the same	86	53.09	54.32
We are less satisfied	74	45.68	100.00
Total	162	100.00	

29. How has the ability of you or your staff to manage the level of noise, disruptions or other disorder created by tenants changed since December 2023?

disrupt	Freq.	Percent	Cum.
We are less effective at managing noise	93	58.49	58.49
Our effectiveness at managing noise, di	61	38.36	96.86
We are more effective at managing noise	5	3.14	100.00
Total	159	100.00	

30. To what extent would you say that Tacoma's Landlord Fairness Code has made it more difficult for you as an owner or property manager to address tenant noise, disruptions or other disorder?

lfc_disrupt_ detail	Freq.	Percent	Cum.
Great extent	95	59.01	59.01
Somewhat	36	22.36	81.37
Very Little	17	10.56	91.93
Not at all	13	8.07	100.00
Total	161	100.00	

31. For each of the following reasons for ending a lease or rental agreement, how many termination notices did your organization or company make in calendar year 2023 and in calendar year 2024

a. Nonpayment of rent

Variable	Obs	Mean	Std. dev.	Min	Max
term_unpa~2023	164	5.243902	23.26432	0	200

Variable	Obs	Mean	Std. dev.	Min	Max
term_unpa~2024	164	10.04268	43.58946	0	400

b. Notice to comply or vacate

Variable	Obs	Mean	Std. dev.	Min	Max
term_vaca~2023	164	2.268293	9.081835	0	100

Variable	Obs	Mean	Std. dev.	Min	Max
term_vaca~2024	164	4.085366	16.99058	0	200

c. Notice to terminate for waste, nuisance, unlawful activity, or other substantial and repeated misconduct

Variable	Obs	Mean	Std. dev.	Min	Max
term_nuis_2023	164	.6158537	3.014076	0	35

Variable	Obs	Mean	Std. dev.	Min	Max
term_nuis_2024	164	1.091463	3.611186	0	30

d. Other (please specify)

Variable	Obs	Mean	Std. dev.	Min	Max
term_othe~2023	164	.1768293	1.577977	0	20

Variable	Obs	Mean	Std. dev.	Min	Max
term_othe~2024	164	.5304878	3.364236	0	40

32. How many eviction notices have you 1) served or 2) have filed in court in 2023 and in 2024?

a. Served eviction notice

Variable	Obs	Mean	Std. dev.	Min	Max
evict_ser~23	164	5.847561	31.57144	0	330

Variable	Obs	Mean	Std. dev.	Min	Max
evict_ser~24	164	10.45122	56.50488	0	450

b. Filed eviction in court

Variable	Obs	Mean	Std. dev.	Min	Max
evict_cou~23	164	1.878049	7.501967	0	60

Variable	Obs	Mean	Std. dev.	Min	Max
evict_cou~24	164	2.95122	11.26524	0	100

33. To what extent would you say that Tacoma's Landlord Fairness Code changed the number of termination notices your organization or company carried out since its adoption in December 2023?

lfc_term	Freq.	Percent	Cum.
Great extent	60	40.82	40.82
Somewhat	27	18.37	59.18
Very Little	18	12.24	71.43
Not at all	42	28.57	100.00
Total	147	100.00	

34. To what extent would you say that Tacoma's Landlord Fairness Code changed the number of evictions your organization or company carried out since its adoption in December 2023?

lfc_evict	Freq.	Percent	Cum.
Great extent	52	35.14	35.14
Somewhat	33	22.30	57.43
Very Little	13	8.78	66.22
Not at all	50	33.78	100.00
Total	148	100.00	

35. Please rate the knowledge you had of the Landlord Fairness Code prior to this survey

knowledge_lfc	Freq.	Percent	Cum.
I had no knowledge of the Landlord Fair	5	3.14	3.14
I knew a little about the Landlord Fair	12	7.55	10.69
I had some knowledge about the Landlord	42	26.42	37.11
I was very knowledgeable about the Land	100	62.89	100.00
Total	159	100.00	

36. Where did you learn about the Landlord Fairness Code (check all that apply)?

learn_lfc	Freq.	Percent	Cum.
From other real estate professionals in	45	29.61	29.61
Found out about it from my own research	56	36.84	66.45
News media	16	10.53	76.97
Social media	4	2.63	79.61
Flyer	2	1.32	80.92
Other (please describe)	29	19.08	100.00
Total	152	100.00	

37. What else would you like us to know about your experiences as a rental property owner, manager, financier, broker, or developer in Tacoma or with Tacoma's Landlord Fairness Code?

See Appendix A for responses