PROCLAMATION OF EMERGENCY REGARDING A TEMPORARY MORATORIUM ON RESIDENTIAL TENANT LATE PAYMENT FEES

WHEREAS, on March 6, 2020, the Mayor of the City of Issaquah issued a Proclamation of Emergency declaring an emergency exists within the City of Issaquah due to the outbreak of novel coronavirus (COVID-19); and

WHEREAS, the social distancing and self-isolation mitigation measures needed to slow the spread of COVID-19 will likely result in continued reductions in employment and household income, thereby leaving large numbers of residential tenants unable to pay rent and increasing the risk of eviction; and

WHEREAS, on March 18, 2020, Governor Jay Inslee expanded protections (Proclamation by the Governor No. 20-19) for residential tenants in Washington through a statewide moratorium on evictions of residential tenants for the next 30 days: prohibiting residential landlords from serving a notice of unlawful detainer for default payment of rent and from issuing a 20-day notice for unlawful detainer, unless the landlord attaches an affidavit attesting that the action is believed necessary to ensure the health and safety of the tenant or other individuals; and

WHEREAS, pursuant to RCW 38.52.070 and RCW 38.52.110, it is in the public interest to protect the health and safety of persons and property and to provide emergency assistance to the victims of the public health emergency to establish a 30-day moratorium or as further extended on residential tenant late fees related to delinquent payments; and

WHEREAS, Section ESF-7 of the 2016 City of Issaquah Comprehensive Emergency Management Plan, provides that the Mayor has the authority to “implement economic stabilization measures, such as rationing of food, petroleum and other items, and by stabilization of prices and rents.”

NOW, THEREFORE, I, Mary Lou Pauly, Mayor of the City of Issaquah, do hereby proclaim:

Section 1. Governor’s Order. The Governor’s Order expanding protections for residential tenants in Washington through a statewide moratorium on residential tenants for the next 30 days or as further extended is in the best interest of the people in the City of Issaquah.

Section 2. Tenant Late Fees. A landlord or owner of a residential housing unit shall not require payment of late fees or charges due to delinquent payment of rent during this temporary moratorium. Further, all residential tenant late fees and charges shall be waived during the duration of the moratorium.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the City of Issaquah this 19th day of March, 2020.

MARY LOU PAULY, MAYOR