



Rental Registration Program: Declaration of Compliance Checklist

Landlords of residential rental properties located in Renton City limits are required to maintain their rental properties in compliance with the standards set forth in the Renton Municipal Code (RMC), including the Residential Rental Registration and Inspection Program (RMC 4-5-125) (the “Program”), the International Property Maintenance Code (RMC 4-5-130) (PMC), the International Fire Code (RMC 4-5-70), and the Washington State Residential Landlord-Tenant Act (Chapter 59-18 RCW) (the “Act”). Pursuant to the Program, landlords are responsible for completing this form on an annual basis for all residential rental properties located in Renton City limits.

This form includes two parts: (1) a checklist and (2) a declaration of compliance. Forms must be completed for each of your residential rental properties.

Using the checklist below, determine if your residential rental property is compliant and does not present conditions that endanger or impair the health or safety by completing a self-inspection of your rental unit(s). If you are required or opt to use a qualified inspector (defined in RMC 4-5-125.C.7) to inspect all of the residential dwelling units in your property, you may elect to submit the qualified inspector’s report (if completed within the last 12 months) in lieu of completing the checklist below.

To assist you in completing the inspection of the residential dwelling units in your property and completing the checklist below, please refer to the Rental Registration Program Checklist Guide for code citations and additional information.

By completing and signing this form below, you are declaring the following regarding your residential rental property in Renton City limits.

All Boxes Must Be Checked to Successfully Complete this Declaration of Compliance

Landlord-Tenant Act Provisions

- ☐ Meets the requirements of the Landlord-Tenant Act provisions at RCW 59.18.060 (1)-(10).

[The full text of these provisions is available from the State Legislature’s website at leg.wa.gov. See also the City’s Rental Registration Program Checklist Guide.]

General - None of the following conditions is present:

- ☐ Junk vehicles in the yard.
- ☐ Garbage, junk, or debris in the yard.
- ☐ Overgrown vegetation, which constitutes a nuisance.

- ☐ Lack of, or inadequate garbage and rubbish storage for disposal.
- ☐ Exterior stairways (in yards) need handrails/guardrails.
- ☐ Exterior sidewalks broken, buckled or deteriorated.

Life Safety- None of the following conditions is present:

- ☐ Missing or unreadable address numbers or apartment numbers.
- ☐ Exit stairs need to be repaired or replaced.
- ☐ Exit stairs need to be provided with handrails/guardrails, or handrails/guardrails need repair or replacement.
- ☐ Door locks missing, inoperative, or illegal.
- ☐ Window locks missing or inoperative.

- ☐ Porch, deck, or balcony needs to be repaired, replaced or removed.
- ☐ Porch, deck or balcony needs guardrail.
- ☐ Room and space dimensions less than required.

Exit(s) - None of the following conditions is present:

- ☐ Exterior doors and/or door framework need to be repaired or replaced.
- ☐ Overcrowding: Any building or portion thereof, where the exiting is insufficient in number, width, or access for the occupant load served, or where the number of occupants in sleeping rooms exceeds the number permitted by the area of sleeping.

Structural - None of the following conditions is present:

- ☐ Roofing needs repair.
- ☐ Roofing needs replacement.
- ☐ Chimney(s) needs to be repaired or removed.
- ☐ Ceiling and/or roof framing needs repair.
- ☐ Foundation(s) need replacing.
- ☐ Foundation(s) need repair.
- ☐ Exterior walls need siding repaired.
- ☐ Window glass needs replacement.
- ☐ Window frames need repair or replacement.
- ☐ Floor framing needs repair or replacement.
- ☐ Peeling or absence of paint or weather protection on exterior walls, decks, stairs, porches, and other exterior surfaces.
- ☐ Deteriorated or crumbling plaster, decayed wood, or other defective surfaces.

Fire - None of the following conditions is present:

- ☐ Missing or inoperative smoke detectors in bedrooms.
- ☐ Smoke detectors are not centrally located outside of sleeping areas, and/or are not on each floor.
- ☐ Improper storage, building clutter, or other fire hazards.

Electrical - None of the following conditions is present:

- ☐ Improper or hazardous wiring.
- ☐ Electrical receptacle outlets or switches do not have plates.

- ☐ Inadequate number of electrical convenience outlets.
- ☐ Ground fault circuit interrupters not installed in the bathrooms and kitchens.
- ☐ Missing or damaged light fixtures, receptacles or switches.

Plumbing/Heating Lighting & Ventilation - None of the following conditions is present:

- ☐ Improper toilets, lavatories, bathtubs, showers, or other plumbing fixtures as required by the size or occupant load of the occupancy.
- ☐ Any lavatories, sinks, bathtubs or similar fixtures where the spigot outlet is below the level of the basin rim, and any other fixtures where cross-connection or back-siphonage is possible.
- ☐ Leaking plumbing piping (supply and/or waste).
- ☐ Clogged or inoperative plumbing piping.
- ☐ Missing temperature/pressure relief valve on water heater.
- ☐ Inadequate or deteriorated heating or mechanical equipment.
- ☐ Inadequate supply of combustion air for fuel fired equipment.
- ☐ Inadequate or no ventilation (either natural or mechanical ventilation)
- ☐ Windows painted shut.
- ☐ Unlisted wood stoves or other appliances have been illegally installed.
- ☐ Appliances, including solid-fuel-burning appliances, have been installed without proper clearances to combustible materials.
- ☐ No windows or inadequate windows to provide natural light.

Sanitation - None of the following conditions is present:

- ☐ Substandard kitchen.
- ☐ Mold and/or mildew within the building.
- ☐ Flaking, scaling, or peeling of wallpaper, paint or other interior wall coverings.
- ☐ Floor surfacing needs to be thoroughly cleaned or replaced.
- ☐ Wall surfacing needs to be thoroughly cleaned or replaced.
- ☐ Ceiling surfacing needs to be thoroughly cleaned or repaired.
- ☐ Infestation of vermin.

Declaration of Compliance

Please complete all information and sign below. Forms should be attached to the online Rental Property Registration application, available at permitting.rentonwa.gov.

I, _____, landlord of the property noted below located in Renton, Washington, do hereby declare that each of my rental dwelling units listed above complies with RCW 59.18.060 (1)-(10) (portions of the Washington State Residential Landlord-Tenant Act) and RMC 4-5-125 and does not present conditions that endanger or impair health or safety.

I understand that if any of my dwelling units is found to be in non-compliance with the requirements of RCW 59.18.060(1)-(10) or RMC 4-5-125 or is found to present conditions that endanger or impair health of safety, a certificate by a qualified inspector (defined in RMC 4-5-125.C.7) may be required, and I may be subject to civil and/or criminal penalties under Chapter 1-3 RMC.

Rental Property Address:	Number of Units:
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Contact Information: (Email/Phone)
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Print Name:
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Signature:	Date:
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