

## City of Seattle Affordable Housing Incentive Programs

### Utility Estimate Schedule

The City of Seattle's Affordable Housing Incentive Programs (Multifamily Tax Exemption, Incentive Zoning and Mandatory Housing Affordability) require that a utility estimate is incorporated into the total monthly housing expense when tenants are responsible for paying out-of-pocket utility expenses.

Changes to the estimate must be implemented immediately for all **new move-ins on or after the effective date of 2/1/2025 and within 90 days (5/1/2025) of the effective date** for existing residents. When Utility Estimates cause the total monthly housing expenses to rise over the cap for existing residents, landlords will need to adjust (decrease) rents, even if mid-lease. Properties must provide the required notice per RCW 59.18.140 and SMC 7.24.030 and may not increase the rent on a fixed term lease as a result of the change in a utility estimate.

**Properties that have additional affordable housing commitments (LIHTC, Levy funded, HOME, etc.) should adjust utility estimates in accordance with the requirements of their most restrictive funder.**

	0 bed	1 bed	2 bed	3 bed	4 bed	5+ bed
<b>1. Tenant Pays All Utilities</b> <i>(Energy, Water, Sewer, Garbage)*</i>	\$160	\$185	\$285	\$435	\$595	\$750
<b>2. Tenant Pays Electricity + Heat</b> <i>(Electricity, Gas, Oil)</i>	\$50	\$65	\$85	\$120	\$180	\$245
<b>3. Tenant Pays Electricity Only</b> <i>(Central or owner paid heat)</i>	\$30	\$35	\$45	\$65	\$95	\$125
<b>4. Tenant Pays No Utilities</b> <i>(Landlord pays all utilities)</i>	\$0	\$0	\$0	\$0	\$0	\$0

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### Renter's Insurance Estimate

The City of Seattle's Affordable Housing Incentive Programs (Multifamily Tax Exemption, Incentive Zoning, and Mandatory Housing Affordability) require Renter's Insurance be included in the total monthly housing expense calculation.

- When landlords require tenants pay for their own renter's insurance, they must use the Office of Housing's (OH) published amount. OH obtains this amount from Office of the Insurance Commissioner for Washington State.
- When landlords bill tenants directly, they should use the actual cost billed to the tenant.

Changes to the estimate must be implemented immediately for all **new move-ins on or after the effective date of 2/1/2025 and within 90 days (5/1/2025) of the effective date** for existing residents. When Utility Estimates cause the total monthly housing expenses to rise over the cap for existing residents, landlords will need to adjust (decrease) rents, even if mid-lease. Properties must provide the required notice per RCW 59.18.140 and SMC 7.24.030 and may not increase the rent on a fixed term lease as a result of the change in a utility estimate.

	Amount
<b>1. Renter's Insurance Required</b> <i>(not offered by owner)</i>	\$25
<b>2. Renter's Insurance Required</b> <i>(offered by owner)</i>	Actual Cost
<b>3. Renter's Insurance not Required</b>	\$0