RRIO Program Fees

The Rental Registration and Inspection Ordinance (RRIO) is a fee-supported program to help ensure that all rental housing in Seattle is safe and meets basic housing maintenance requirements. RRIO fees are used only to administer the program and are subject to future change. A 5% technology fee is included on all RRIO fees to support IT system maintenance and improvements.

Property Registration

RRIO registration is valid for 2 years. As of January 2026, the registration fee is $126 for each property, which includes the first rental unit, plus $31.50 for each additional unit at the same property. See the example below:

Number of Rental Housing Units	Base Fee + Unit Fee	Total for Two Years
1	$126 + $0	$126
2	$126 + $31.50	$157.50
20	$126 +$598.50	$724.50

Property Inspection

All registered properties will be inspected at least once every 5-10 years. Owners may either hire a City inspector or a qualified private inspector to conduct inspections for a fee.

As of January 2026, the cost to hire a City inspector is $241.50 for the property, which includes the first rental unit, plus $52.50 for each additional unit at the same property. City inspectors will perform follow-up inspections as needed at no additional charge.

Private inspectors set their own prices. There is a $63 filing fee for properties inspected by private inspectors.

Late Fees and Penalties

A late fee of $52.50 will be applied for overdue registrations and inspections. If a property owner does not register their property or complete an inspection by the due date, the City may issue a Notice of Violation and begin assessing financial penalties as provided in Section 22.214.086 of the Seattle Municipal Code. The code allows for cumulative civil penalties of $150 per day for the first ten days and $500 per day thereafter.

Private Inspector Registration and Training

The fee for a 2-year registration as a qualified private rental housing inspector is $341.25. Private inspectors must also participate in the City's RRIO inspector training for an additional fee of $341.25. Private inspector registration and payments must be done through the Seattle Services Portal.

Note: fees above include the RRIO fees and a 5% SDCI technology fee. The RRIO fees and technology fees are itemized separately on invoices and receipts.