



Landlord/Tenant Certification

Please fill out this form and attach a completed Construction Code Compliance Investigation form, along with a copy of the letter to the landlord detailing the deficiencies present and proof of delivery of this letter (typically a Certified Mail Receipt).

1. As required by State Law (RCW 59.18.060 AND 59.18.070) any tenant of residential property who believes that substandard or dangerous conditions exist which need to be taken care of shall notify the landlord of the substandard or dangerous conditions in writing by certified mail.
2. Tenant must allow the Landlord reasonable time to remedy the conditions, per RCW 59.18.070, as follows:
-24 hours to begin to restore heat, water electricity, or to fix a hazardous condition;
-72 hours to begin to fix an appliance or plumbing fixture supplied by the Landlord;
-10 days to begin making repairs in all other cases.
3. Prior to submitting an Investigation Request, a Tenant must provide Building Services Division with evidence that the Landlord has been noticed. All requests for inspection from a Tenant must be made to Building Services Division in writing on the attached Investigation Request Form.
4. Tenant must be available for contract by Building Services Division between 8:00 A.M. and 5:00 P.M., Monday through Friday. Building Services Division will arrange a date and time to perform an investigation Inspection. Inspections will be scheduled and conducted within 5 business days of receipt of a completed Investigation Request Form.
5. Tenant is aware that the landlord will be notified of the scheduled inspection and given the opportunity to be present at the residence during the inspection.
6. Tenant understands that he/she is prepared to vacate the premises if, in the judgment of the inspector, conditions encountered during the inspection are so substandard or hazardous that they present a danger to the occupants of the structure, to adjacent properties, or to the public.
7. Tenant understands that the investigation inspection to be performed by BSD is for the sole purpose of verifying, in the best professional judgment of the inspector, that the conditions identified by the tenant do exist, and that these conditions, substantially endanger the tenant's health or safety under RCW 59.18.115(2)a, Inspection by Building Services shall be limited to the specific condition(s) listed by the Tenant.

Tenant Signature

Date

Property Address:	
Tenant Name:	
Current Mailing Address:	
Daytime Phone Number:	
Email Address:	