

COVENANT FOR OWNER OCCUPANCY

This Covenant for Owner Occupancy (“Covenant”) is entered into by the undersigned owner(s) of real property legally described in Exhibit A hereto, in favor of the City of Renton as required for the issuance to the owner(s) of a permit allowing the construction and/or use of an accessory dwelling unit on the property described in Exhibit A hereto (“the property”).

_____ agree(s) as follows:

1. That he/she/they are the owners of the property located in Renton, Washington at _____, and legally described in Exhibit A, and there are no other owners;
2. That he/she/they applied for a permit to construct and/or use an accessory dwelling unit on the property pursuant to Renton Municipal Code (RMC) 4-9-030 and make(s) this covenant as required by RMC 4-2-060D AND 4-2-080A7;
3. That the owner(s) of the property will restrict the use of the principal and accessory dwelling units on the property in compliance with the requirements of RMC 4-2-060D AND 4-2-080A7;
4. That an owner with at least a 50 percent interest in the property will occupy either the principal dwelling unit or the accessory dwelling unit for six or more months of each calendar year as the owner’s principal residence, unless a waiver has been applied for and granted by the City of Renton’s Department of Community and Economic Development;
5. That if the owner(s) of the property are unable or unwilling to fulfill the requirements of RMC 4-2-060D AND 4-2-080A7 for owner occupancy, then the owner(s) will remove those features of the accessory dwelling unit that make it a dwelling unit; as determined by the Department of CED, including but not limited to removing electrical and plumbing fixtures and connections;
6. That this covenant shall run with the land and be binding upon the property owner(s), his/her/their heirs and assigns, and upon any parties subsequently acquiring any right, title or interested in the property;
7. That the undersigned owners and their heirs, successors and assigns will inform all prospective purchasers of the property of the terms of this Covenant; and

EXHIBIT A TO OWNER OCCUPANCY COVENANT

Complete legal description of property subject to covenant:

LEGAL DESCRIPTION: