
HOUSE BILL 1628

State of Washington 60th Legislature 2007 Regular Session

By Representatives Condotta, Armstrong, Kristiansen and Dunn

Read first time 01/24/2007. Referred to Committee on Local Government.

1 AN ACT Relating to requiring resident notification of proposed
2 housing developments; adding a new section to chapter 35.21 RCW; adding
3 a new section to chapter 36.01 RCW; and adding a new section to chapter
4 35A.21 RCW.

5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

6 NEW SECTION. **Sec. 1.** A new section is added to chapter 35.21 RCW
7 to read as follows:

8 (1) All cities and towns must deliver in person or by mail a
9 written public notice to all residential dwellings within five hundred
10 feet of a boundary line of a parcel or parcels on which a housing
11 development is proposed that:

12 (a) Consists of five or more units intended for permanent
13 residential occupancy, where "permanent residential occupancy" means
14 housing that provides either rental or owner occupancy on a
15 nontransient basis, including owner-occupied or rental accommodation
16 that is leased for a period of at least one month, but excluding hotels
17 and motels that predominantly offer rental accommodation on a daily or
18 weekly basis, as well as temporary housing shelters, transitional and
19 supportive living facilities, and group homes; and

1 (b) Is funded in whole or part by:

2 (i) A federal or state housing program administered by the
3 department of community, trade, and economic development;

4 (ii) A federal housing program administered by a city, town, code
5 city, or county government;

6 (iii) An affordable housing levy authorized under RCW 84.52.105; or

7 (iv) Any of the surcharges intended to fund housing programs under
8 chapters 36.22, 43.185, 43.185A, 43.185B, and 43.185C RCW.

9 (2) The notice required in subsection (1) of this section must be
10 mailed or delivered to the residential dwellings at least fifteen days
11 before any public hearing on the development and within one hundred
12 eighty days of the commencement of construction or renovation. The
13 notice must include information about any public hearing scheduled for
14 the development and information, at a minimum, related to the type of
15 housing to be developed and the number of units and size of the
16 development proposed.

17 (3) The requirements of this section are supplemental to any
18 notification requirements of the local jurisdiction.

19 NEW SECTION. **Sec. 2.** A new section is added to chapter 36.01 RCW
20 to read as follows:

21 (1) All counties must deliver in person or by mail a written public
22 notice to all residential dwellings within five hundred feet of a
23 boundary line of a parcel or parcels on which a housing development is
24 proposed that:

25 (a) Consists of five or more units intended for permanent
26 residential occupancy, where "permanent residential occupancy" means
27 housing that provides either rental or owner occupancy on a
28 nontransient basis, including owner-occupied or rental accommodation
29 that is leased for a period of at least one month, but excluding hotels
30 and motels that predominantly offer rental accommodation on a daily or
31 weekly basis, as well as temporary housing shelters, transitional and
32 supportive living facilities, and group homes; and

33 (b) Is funded in whole or part by:

34 (i) A federal or state housing program administered by the
35 department of community, trade, and economic development;

36 (ii) A federal housing program administered by a city, town, code
37 city, or county government;

1 (iii) An affordable housing levy authorized under RCW 84.52.105; or
2 (iv) Any of the surcharges intended to fund housing programs under
3 chapters 36.22, 43.185, 43.185A, 43.185B, and 43.185C RCW.

4 (2) The notice required in subsection (1) of this section must be
5 mailed or delivered to the residential dwellings at least fifteen days
6 before any public hearing on the development and within one hundred
7 eighty days of the commencement of construction or renovation. The
8 notice must include information about any public hearing scheduled for
9 the development and information, at a minimum, related to the type of
10 housing to be developed and the number of units and size of the
11 development proposed.

12 (3) The requirements of this section are supplemental to any
13 notification requirements of the local jurisdiction.

14 NEW SECTION. **Sec. 3.** A new section is added to chapter 35A.21 RCW
15 to read as follows:

16 (1) All code cities must deliver in person or by mail a written
17 public notice to all residential dwellings within five hundred feet of
18 a boundary line of a parcel or parcels on which a housing development
19 is proposed that:

20 (a) Consists of five or more units intended for permanent
21 residential occupancy, where "permanent residential occupancy" means
22 housing that provides either rental or owner occupancy on a
23 nontransient basis, including owner-occupied or rental accommodation
24 that is leased for a period of at least one month, but excluding hotels
25 and motels that predominantly offer rental accommodation on a daily or
26 weekly basis, as well as temporary housing shelters, transitional and
27 supportive living facilities, and group homes; and

28 (b) Is funded in whole or part by:

29 (i) A federal or state housing program administered by the
30 department of community, trade, and economic development;

31 (ii) A federal housing program administered by a city, town, code
32 city, or county government;

33 (iii) An affordable housing levy authorized under RCW 84.52.105; or

34 (iv) Any of the surcharges intended to fund housing programs under
35 chapters 36.22, 43.185, 43.185A, 43.185B, and 43.185C RCW.

36 (2) The notice required in subsection (1) of this section must be
37 mailed or delivered to the residential dwellings at least fifteen days

1 before any public hearing on the development and within one hundred
2 eighty days of the commencement of construction or renovation. The
3 notice must include information about any public hearing scheduled for
4 the development and information, at a minimum, related to the type of
5 housing to be developed and the number of units and size of the
6 development proposed.

7 (3) The requirements of this section are supplemental to any
8 notification requirements of the local jurisdiction.

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