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**SUBSTITUTE SENATE BILL 5382**

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**State of Washington**

**66th Legislature**

**2019 Regular Session**

**By** Senate Housing Stability & Affordability (originally sponsored by Senators Zeiger, Palumbo, Das, Nguyen, Short, Van De Wege, Wilson, C., and Wilson, L.)

READ FIRST TIME 02/19/19.

1 AN ACT Relating to tiny houses serving as accessory dwelling  
2 units; and amending RCW 36.70A.400.

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

4 **Sec. 1.** RCW 36.70A.400 and 1993 c 478 s 11 are each amended to  
5 read as follows:

6 (1) For the purposes of this section:

7 (a) "Tiny house" means a dwelling to be used as permanent housing  
8 with permanent provisions for living, sleeping, eating, cooking, and  
9 sanitation built in accordance with the 2018 International Resident  
10 Code Appendix Q.

11 (b) "Tiny house with wheels" means a dwelling to be used as  
12 permanent housing with permanent provisions for living, sleeping,  
13 eating, cooking, and sanitation built by a manufacturer that is self-  
14 certified under RCW 43.22.355.

15 (2) Any local government, as defined in RCW 43.63A.215, that is  
16 planning under this chapter shall comply with RCW 43.63A.215(3).

17 (3) A tiny house may be allowed as an accessory dwelling unit  
18 within designated urban growth areas for the purposes of permanent  
19 residence without being attached to or constructed within the primary  
20 dwelling unit.

1       (4) A tiny house with wheels for which the owner has made  
2 reasonable accommodation for water, power, and sewage disposal for  
3 use as a permanent residence may be allowed as an accessory dwelling  
4 unit within designated urban growth areas without being attached to  
5 or constructed within the primary dwelling unit.

6       (5) An accessory dwelling unit under this section is not  
7 considered or classified as a manufactured home.

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