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HOUSE BILL 2503

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State of Washington

65th Legislature

2018 Regular Session

By Representatives Vick, Wylie, Pike, Harris, Steele, and Stonier

Read first time 01/10/18. Referred to Committee on Community Development, Housing & Tribal Affairs.

1 AN ACT Relating to zoning regulations relating to accessory  
2 dwelling units; and amending RCW 43.63A.215.

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

4 **Sec. 1.** RCW 43.63A.215 and 1993 c 478 s 7 are each amended to  
5 read as follows:

6 (1) The department shall, in consultation with the affordable  
7 housing advisory board created in RCW 43.185B.020, report to the  
8 legislature on the development and placement of accessory apartments.  
9 The department shall produce a written report by December 15, 1993,  
10 which:

11 (a) Identifies local governments that allow the siting of  
12 accessory apartments in areas zoned for single-family residential  
13 use; and

14 (b) Makes recommendations to the legislature designed to  
15 encourage the development and placement of accessory apartments in  
16 areas zoned for single-family residential use.

17 (2) The recommendations made under subsection (1) of this section  
18 shall not take effect before ninety days following adjournment of the  
19 1994 regular legislative session.

20 (3) Unless provided otherwise by the legislature, by December 31,  
21 1994, local governments shall incorporate in their development

1 regulations, zoning regulations, or official controls the  
2 recommendations contained in subsection (1) of this section. The  
3 accessory apartment provisions shall be part of the local  
4 government's development regulation, zoning regulation, or official  
5 control. To allow local flexibility, the recommendations shall be  
6 subject to such regulations, conditions, procedures, and limitations  
7 as determined by the local legislative authority. The local  
8 government may allow the development and placement of accessory  
9 apartments within or outside urban growth areas.

10 (4) As used in this section, "local government" means:

11 (a) A city or code city with a population that exceeds twenty  
12 thousand;

13 (b) A county that is required to or has elected to plan under the  
14 state growth management act; and

15 (c) A county with a population that exceeds one hundred twenty-  
16 five thousand.

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