

SSB 5812 - S AMD TO S AMD (S-2776.1/19) 336  
By Senator Saldaña

PULLED 03/11/2019

1 On page 3, line 8, after "(1)" strike "Cities" and insert "Except  
2 as provided in subsection (5) of this section, cities"

3 On page 3, after line 28, insert the following:

4 "(5) A city that has adopted accessory dwelling unit regulations  
5 on or before January 1, 2019, is not subject to the requirements of  
6 this chapter but is encouraged to consider adopting the policies of  
7 this chapter no later than the date the city is required to complete  
8 its next comprehensive review as required in RCW 36.70A.130."

9 On page 3, beginning on line 32, after "(a)" strike all material  
10 through "section." on line 37, and insert "(i) On lots on which there  
11 is a single-family housing unit, except as provided in (a)(ii) of  
12 this subsection, must allow either one attached accessory dwelling  
13 unit or one detached accessory dwelling unit.

14 (ii) On lots of two thousand five hundred square feet or less on  
15 which there is a single-family housing unit: Must allow at least one  
16 attached accessory dwelling unit, and may allow at least one detached  
17 accessory dwelling unit.

18 (iii) To allow local flexibility, the requirements under this  
19 subsection (1)(a) are subject to such regulations, conditions,  
20 procedures, and limitations as determined by the local legislative  
21 authority except as provided in this section.

22 (iv)"

23 On page 5, after line 16, insert the following:

24 "NEW SECTION. **Sec. 6.** SHORT-TERM RENTALS. Nothing in this  
25 chapter preempts any local jurisdiction from enacting any regulations  
26 related to short-term rentals including, but not limited to,  
27 development standards, lot size provisions, off-street parking  
28 requirements, and tree retention requirements."

1       Renumber the remaining sections consecutively and correct any  
2 internal references accordingly.

3       On page 8, line 26, after "through" strike "6" and insert "7"

EFFECT: (1) Exempts cities that have current accessory dwelling unit regulations in place as of January 1, 2019, from the new accessory dwelling unit regulation requirements, but encourages such cities to adopt similar policies before its next comprehensive review is due under the GMA.

(2) Requires local ordinances and regulations to allow on lots of 2500 sq. ft. or less at least one attached accessory dwelling unit with the option to allow at least one detached accessory dwelling unit on such lots.

(3) Provides local jurisdictions the ability to enact regulations related to accessory dwelling units being used as a short-term rental.

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