**1660-S.E AMS LOVE S5399.1 - NOT FOR FLOOR USE**

**ESHB 1660** - S AMD **1480**

By Senator Lovelett

Strike everything after the enacting clause and insert the following:

"NEW SECTION. **Sec.**  (1) Subject to the availability of amounts appropriated for this specific purpose, the University of Washington's center for real estate research must prepare a report on the role and regulation of accessory dwelling units in the housing market in Washington. The report must include a review and examination of the following:

(a) The number of accessory dwelling units available or under construction in each city with a population of 20,000 or more in Washington;

(b) The regulations applicable to accessory dwelling units within the jurisdictions described in (a) of this subsection, including the cost of permitting for an accessory dwelling unit compared to a principal unit, and how these regulations are affecting accessory dwelling unit construction and use within these jurisdictions;

(c) The average cost of rent for an accessory dwelling unit within the jurisdictions described in (a) of this subsection as compared to the cost of rent for other types of housing;

(d) The potential effect of lowering barriers to accessory dwelling unit construction in meeting housing demand and alleviating housing shortages, including the role of accessory dwelling units in conjunction with other housing types such as duplexes, triplexes, townhouses, and other middle housing options;

(e) The impact of an accessory dwelling unit on local infrastructure relative to the impact of a single-family residence;

(f) The impact of lowered barriers to accessory dwelling unit construction on obtaining housing financing; and

(g) The impact of zoning changes, including lowered barriers to accessory dwelling unit construction, on displacement of established residents and on the highest and best use of property and the assessment of property values.

(2) By December 31, 2022, and in compliance with RCW 43.01.036, the University of Washington's center for real estate research must submit its report detailing its findings to the appropriate committees of the legislature.

(3) This section expires January 1, 2024."

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On page 1, line 1 of the title, after "units;" strike the remainder of the title and insert "creating a new section; and providing an expiration date."

EFFECT: Replaces the entirety of a bill with a report and review of ADU roles and regulations in the Washington housing market by the Center for Real Estate Research at UW.