

**E2SHB 1110** - S COMM AMD  
By Committee on Ways & Means

ADOPTED AND ENGROSSED 04/11/2023

1 Strike everything after the enacting clause and insert the  
2 following:

3 "NEW SECTION. **Sec. 1.** The legislature finds that Washington is  
4 facing an unprecedented housing crisis for its current population and  
5 a lack of housing choices, and is not likely to meet the  
6 affordability goals for future populations. In order to meet the goal  
7 of 1,000,000 new homes by 2044, and enhanced quality of life and  
8 environmental protection, innovative housing policies will need to be  
9 adopted.

10 Increasing housing options that are more affordable to various  
11 income levels is critical to achieving the state's housing goals,  
12 including those codified by the legislature under chapter 254, Laws  
13 of 2021.

14 There is continued need for the development of housing at all  
15 income levels, including middle housing that will provide a wider  
16 variety of housing options and configurations to allow Washingtonians  
17 to live near where they work.

18 Homes developed at higher densities are more affordable by design  
19 for Washington residents both in their construction and reduced  
20 household energy and transportation costs.

21 While creating more housing options, it is essential for cities  
22 to identify areas at higher risk of displacement and establish  
23 antidisplacement policies as required in Engrossed Second Substitute  
24 House Bill No. 1220 (chapter 254, Laws of 2021).

25 The state has made historic investments in subsidized affordable  
26 housing through the housing trust fund, yet even with these historic  
27 investments, the magnitude of the housing shortage requires both  
28 public and private investment.

29 In addition to addressing the housing shortage, allowing more  
30 housing options in areas already served by urban infrastructure will  
31 reduce the pressure to develop natural and working lands, support key

1 strategies for climate change, food security, and Puget Sound  
2 recovery, and save taxpayers and ratepayers money.

3 **Sec. 2.** RCW 36.70A.030 and 2021 c 254 s 6 are each amended to  
4 read as follows:

5 Unless the context clearly requires otherwise, the definitions in  
6 this section apply throughout this chapter.

7 (1) "Administrative design review" means a development permit  
8 process whereby an application is reviewed, approved, or denied by  
9 the planning director or the planning director's designee based  
10 solely on objective design and development standards without a public  
11 predecision hearing, unless such review is otherwise required by  
12 state or federal law, or the structure is a designated landmark or  
13 historic district established under a local preservation ordinance. A  
14 city may utilize public meetings, hearings, or voluntary review  
15 boards to consider, recommend, or approve requests for variances from  
16 locally established design review standards.

17 (2) "Adopt a comprehensive land use plan" means to enact a new  
18 comprehensive land use plan or to update an existing comprehensive  
19 land use plan.

20 ((+2)) (3) "Affordable housing" means, unless the context  
21 clearly indicates otherwise, residential housing whose monthly costs,  
22 including utilities other than telephone, do not exceed thirty  
23 percent of the monthly income of a household whose income is:

24 (a) For rental housing, sixty percent of the median household  
25 income adjusted for household size, for the county where the  
26 household is located, as reported by the United States department of  
27 housing and urban development; or

28 (b) For owner-occupied housing, eighty percent of the median  
29 household income adjusted for household size, for the county where  
30 the household is located, as reported by the United States department  
31 of housing and urban development.

32 ((+3)) (4) "Agricultural land" means land primarily devoted to  
33 the commercial production of horticultural, viticultural,  
34 floricultural, dairy, apiary, vegetable, or animal products or of  
35 berries, grain, hay, straw, turf, seed, Christmas trees not subject  
36 to the excise tax imposed by RCW 84.33.100 through 84.33.140, finfish  
37 in upland hatcheries, or livestock, and that has long-term commercial  
38 significance for agricultural production.

39 ((+4)) (5) "City" means any city or town, including a code city.

1       ~~((5))~~ (6) "Comprehensive land use plan," "comprehensive plan,"  
2 or "plan" means a generalized coordinated land use policy statement  
3 of the governing body of a county or city that is adopted pursuant to  
4 this chapter.

5       ~~((6))~~ (7) "Cottage housing" means residential units on a lot  
6 with a common open space that either: (a) Is owned in common; or (b)  
7 has units owned as condominium units with property owned in common  
8 and a minimum of 20 percent of the lot size as open space.

9       (8) "Courtyard apartments" means up to four attached dwelling  
10 units arranged on two or three sides of a yard or court.

11       (9) "Critical areas" include the following areas and ecosystems:  
12 (a) Wetlands; (b) areas with a critical recharging effect on aquifers  
13 used for potable water; (c) fish and wildlife habitat conservation  
14 areas; (d) frequently flooded areas; and (e) geologically hazardous  
15 areas. "Fish and wildlife habitat conservation areas" does not  
16 include such artificial features or constructs as irrigation delivery  
17 systems, irrigation infrastructure, irrigation canals, or drainage  
18 ditches that lie within the boundaries of and are maintained by a  
19 port district or an irrigation district or company.

20       ~~((7))~~ (10) "Department" means the department of commerce.

21       ~~((8))~~ (11) "Development regulations" or "regulation" means the  
22 controls placed on development or land use activities by a county or  
23 city, including, but not limited to, zoning ordinances, critical  
24 areas ordinances, shoreline master programs, official controls,  
25 planned unit development ordinances, subdivision ordinances, and  
26 binding site plan ordinances together with any amendments thereto. A  
27 development regulation does not include a decision to approve a  
28 project permit application, as defined in RCW 36.70B.020, even though  
29 the decision may be expressed in a resolution or ordinance of the  
30 legislative body of the county or city.

31       ~~((9))~~ (12) "Emergency housing" means temporary indoor  
32 accommodations for individuals or families who are homeless or at  
33 imminent risk of becoming homeless that is intended to address the  
34 basic health, food, clothing, and personal hygiene needs of  
35 individuals or families. Emergency housing may or may not require  
36 occupants to enter into a lease or an occupancy agreement.

37       ~~((10))~~ (13) "Emergency shelter" means a facility that provides  
38 a temporary shelter for individuals or families who are currently  
39 homeless. Emergency shelter may not require occupants to enter into a  
40 lease or an occupancy agreement. Emergency shelter facilities may

1 include day and warming centers that do not provide overnight  
2 accommodations.

3 ~~((11))~~ (14) "Extremely low-income household" means a single  
4 person, family, or unrelated persons living together whose adjusted  
5 income is at or below thirty percent of the median household income  
6 adjusted for household size, for the county where the household is  
7 located, as reported by the United States department of housing and  
8 urban development.

9 ~~((12))~~ (15) "Forestland" means land primarily devoted to  
10 growing trees for long-term commercial timber production on land that  
11 can be economically and practically managed for such production,  
12 including Christmas trees subject to the excise tax imposed under RCW  
13 84.33.100 through 84.33.140, and that has long-term commercial  
14 significance. In determining whether forestland is primarily devoted  
15 to growing trees for long-term commercial timber production on land  
16 that can be economically and practically managed for such production,  
17 the following factors shall be considered: (a) The proximity of the  
18 land to urban, suburban, and rural settlements; (b) surrounding  
19 parcel size and the compatibility and intensity of adjacent and  
20 nearby land uses; (c) long-term local economic conditions that affect  
21 the ability to manage for timber production; and (d) the availability  
22 of public facilities and services conducive to conversion of  
23 forestland to other uses.

24 ~~((13))~~ (16) "Freight rail dependent uses" means buildings and  
25 other infrastructure that are used in the fabrication, processing,  
26 storage, and transport of goods where the use is dependent on and  
27 makes use of an adjacent short line railroad. Such facilities are  
28 both urban and rural development for purposes of this chapter.  
29 "Freight rail dependent uses" does not include buildings and other  
30 infrastructure that are used in the fabrication, processing, storage,  
31 and transport of coal, liquefied natural gas, or "crude oil" as  
32 defined in RCW 90.56.010.

33 ~~((14))~~ (17) "Geologically hazardous areas" means areas that  
34 because of their susceptibility to erosion, sliding, earthquake, or  
35 other geological events, are not suited to the siting of commercial,  
36 residential, or industrial development consistent with public health  
37 or safety concerns.

38 ~~((15))~~ (18) "Long-term commercial significance" includes the  
39 growing capacity, productivity, and soil composition of the land for  
40 long-term commercial production, in consideration with the land's

1 proximity to population areas, and the possibility of more intense  
2 uses of the land.

3 ~~((16))~~ (19) "Low-income household" means a single person,  
4 family, or unrelated persons living together whose adjusted income is  
5 at or below eighty percent of the median household income adjusted  
6 for household size, for the county where the household is located, as  
7 reported by the United States department of housing and urban  
8 development.

9 ~~((17))~~ (20) "Major transit stop" means:

10 (a) A stop on a high capacity transportation system funded or  
11 expanded under the provisions of chapter 81.104 RCW;

12 (b) Commuter rail stops;

13 (c) Stops on rail or fixed guideway systems; or

14 (d) Stops on bus rapid transit routes.

15 (21) "Middle housing" means buildings that are compatible in  
16 scale, form, and character with single-family houses and contain two  
17 or more attached, stacked, or clustered homes including duplexes,  
18 triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked  
19 flats, courtyard apartments, and cottage housing.

20 (22) "Minerals" include gravel, sand, and valuable metallic  
21 substances.

22 ~~((18))~~ (23) "Moderate-income household" means a single person,  
23 family, or unrelated persons living together whose adjusted income is  
24 at or below 120 percent of the median household income adjusted for  
25 household size, for the county where the household is located, as  
26 reported by the United States department of housing and urban  
27 development.

28 ~~((19))~~ (24) "Permanent supportive housing" is subsidized,  
29 leased housing with no limit on length of stay that prioritizes  
30 people who need comprehensive support services to retain tenancy and  
31 utilizes admissions practices designed to use lower barriers to entry  
32 than would be typical for other subsidized or unsubsidized rental  
33 housing, especially related to rental history, criminal history, and  
34 personal behaviors. Permanent supportive housing is paired with on-  
35 site or off-site voluntary services designed to support a person  
36 living with a complex and disabling behavioral health or physical  
37 health condition who was experiencing homelessness or was at imminent  
38 risk of homelessness prior to moving into housing to retain their  
39 housing and be a successful tenant in a housing arrangement, improve  
40 the resident's health status, and connect the resident of the housing

1 with community-based health care, treatment, or employment services.  
2 Permanent supportive housing is subject to all of the rights and  
3 responsibilities defined in chapter 59.18 RCW.

4 ~~((20))~~ (25) "Public facilities" include streets, roads,  
5 highways, sidewalks, street and road lighting systems, traffic  
6 signals, domestic water systems, storm and sanitary sewer systems,  
7 parks and recreational facilities, and schools.

8 ~~((21))~~ (26) "Public services" include fire protection and  
9 suppression, law enforcement, public health, education, recreation,  
10 environmental protection, and other governmental services.

11 ~~((22))~~ (27) "Recreational land" means land so designated under  
12 RCW 36.70A.1701 and that, immediately prior to this designation, was  
13 designated as agricultural land of long-term commercial significance  
14 under RCW 36.70A.170. Recreational land must have playing fields and  
15 supporting facilities existing before July 1, 2004, for sports played  
16 on grass playing fields.

17 ~~((23))~~ (28) "Rural character" refers to the patterns of land  
18 use and development established by a county in the rural element of  
19 its comprehensive plan:

20 (a) In which open space, the natural landscape, and vegetation  
21 predominate over the built environment;

22 (b) That foster traditional rural lifestyles, rural-based  
23 economies, and opportunities to both live and work in rural areas;

24 (c) That provide visual landscapes that are traditionally found  
25 in rural areas and communities;

26 (d) That are compatible with the use of the land by wildlife and  
27 for fish and wildlife habitat;

28 (e) That reduce the inappropriate conversion of undeveloped land  
29 into sprawling, low-density development;

30 (f) That generally do not require the extension of urban  
31 governmental services; and

32 (g) That are consistent with the protection of natural surface  
33 water flows and groundwater and surface water recharge and discharge  
34 areas.

35 ~~((24))~~ (29) "Rural development" refers to development outside  
36 the urban growth area and outside agricultural, forest, and mineral  
37 resource lands designated pursuant to RCW 36.70A.170. Rural  
38 development can consist of a variety of uses and residential  
39 densities, including clustered residential development, at levels  
40 that are consistent with the preservation of rural character and the

1 requirements of the rural element. Rural development does not refer  
2 to agriculture or forestry activities that may be conducted in rural  
3 areas.

4 ~~((25))~~ (30) "Rural governmental services" or "rural services"  
5 include those public services and public facilities historically and  
6 typically delivered at an intensity usually found in rural areas, and  
7 may include domestic water systems(~~(7)~~) and fire and police  
8 protection services(~~(, transportation and public transit services,~~  
9 ~~and other public utilities)~~) associated with rural development and  
10 normally not associated with urban areas. Rural services do not  
11 include storm or sanitary sewers, except as otherwise authorized by  
12 RCW 36.70A.110(4).

13 ~~((26))~~ (31) "Short line railroad" means those railroad lines  
14 designated class II or class III by the United States surface  
15 transportation board.

16 ~~((27))~~ (32) "Single-family zones" means those zones where  
17 single-family detached housing is the predominant land use.

18 (33) "Stacked flat" means dwelling units in a residential  
19 building of no more than three stories on a residential zoned lot in  
20 which each floor may be separately rented or owned.

21 (34) "Townhouses" means buildings that contain three or more  
22 attached single-family dwelling units that extend from foundation to  
23 roof and that have a yard or public way on not less than two sides.

24 (35) "Urban governmental services" or "urban services" include  
25 those public services and public facilities at an intensity  
26 historically and typically provided in cities, specifically including  
27 storm and sanitary sewer systems, domestic water systems, street  
28 cleaning services, fire and police protection services, public  
29 transit services, and other public utilities associated with urban  
30 areas and normally not associated with rural areas.

31 ~~((28))~~ (36) "Urban growth" refers to growth that makes  
32 intensive use of land for the location of buildings, structures, and  
33 impermeable surfaces to such a degree as to be incompatible with the  
34 primary use of land for the production of food, other agricultural  
35 products, or fiber, or the extraction of mineral resources, rural  
36 uses, rural development, and natural resource lands designated  
37 pursuant to RCW 36.70A.170. A pattern of more intensive rural  
38 development, as provided in RCW 36.70A.070(5)(d), is not urban  
39 growth. When allowed to spread over wide areas, urban growth  
40 typically requires urban governmental services. "Characterized by

1 urban growth" refers to land having urban growth located on it, or to  
2 land located in relationship to an area with urban growth on it as to  
3 be appropriate for urban growth.

4 ~~((29))~~ (37) "Urban growth areas" means those areas designated  
5 by a county pursuant to RCW 36.70A.110.

6 ~~((30))~~ (38) "Very low-income household" means a single person,  
7 family, or unrelated persons living together whose adjusted income is  
8 at or below fifty percent of the median household income adjusted for  
9 household size, for the county where the household is located, as  
10 reported by the United States department of housing and urban  
11 development.

12 ~~((31))~~ (39) "Wetland" or "wetlands" means areas that are  
13 inundated or saturated by surface water or groundwater at a frequency  
14 and duration sufficient to support, and that under normal  
15 circumstances do support, a prevalence of vegetation typically  
16 adapted for life in saturated soil conditions. Wetlands generally  
17 include swamps, marshes, bogs, and similar areas. Wetlands do not  
18 include those artificial wetlands intentionally created from  
19 nonwetland sites, including, but not limited to, irrigation and  
20 drainage ditches, grass-lined swales, canals, detention facilities,  
21 wastewater treatment facilities, farm ponds, and landscape amenities,  
22 or those wetlands created after July 1, 1990, that were  
23 unintentionally created as a result of the construction of a road,  
24 street, or highway. Wetlands may include those artificial wetlands  
25 intentionally created from nonwetland areas created to mitigate  
26 conversion of wetlands.

27 NEW SECTION. **Sec. 3.** A new section is added to chapter 36.70A  
28 RCW to read as follows:

29 (1) Except as provided in subsection (4) of this section, any  
30 city that is required or chooses to plan under RCW 36.70A.040 must  
31 provide by ordinance and incorporate into its development  
32 regulations, zoning regulations, and other official controls,  
33 authorization for the following:

34 (a) For cities with a population of at least 25,000 but less than  
35 75,000 based on office of financial management population estimates:

36 (i) The development of at least two units per lot on all lots  
37 zoned predominantly for residential use, unless zoning permitting  
38 higher densities or intensities applies;



1 (ii) The development of at least four units per lot on all lots  
2 zoned predominantly for residential use, unless zoning permitting  
3 higher densities or intensities applies, within one-quarter mile  
4 walking distance of a major transit stop; and

5 (iii) The development of at least four units per lot on all lots  
6 zoned predominantly for residential use, unless zoning permitting  
7 higher densities or intensities applies, if at least one unit is  
8 affordable housing.

9 (b) For cities with a population of at least 75,000 based on  
10 office of financial management population estimates:

11 (i) The development of at least four units per lot on all lots  
12 zoned predominantly for residential use, unless zoning permitting  
13 higher densities or intensities applies;

14 (ii) The development of at least six units per lot on all lots  
15 zoned predominantly for residential use, unless zoning permitting  
16 higher densities or intensities applies, within one-quarter mile  
17 walking distance of a major transit stop; and

18 (iii) The development of at least six units per lot on all lots  
19 zoned predominantly for residential use, unless zoning permitting  
20 higher densities or intensities applies, if at least two units are  
21 affordable housing.

22 (c) For cities with a population of less than 25,000, that are  
23 within a contiguous urban growth area with the largest city in a  
24 county with a population of more than 275,000, based on office of  
25 financial management population estimates the development of at least  
26 two units per lot on all lots zoned predominantly for residential  
27 use, unless zoning permitting higher densities or intensities  
28 applies.

29 (2)(a) To qualify for the additional units allowed under  
30 subsection (1) of this section, the applicant must commit to renting  
31 or selling the required number of units as affordable housing. The  
32 units must be maintained as affordable for a term of at least 50  
33 years, and the property must satisfy that commitment and all required  
34 affordability and income eligibility conditions adopted by the local  
35 government under this chapter. A city must require the applicant to  
36 record a covenant or deed restriction that ensures the continuing  
37 rental of units subject to these affordability requirements  
38 consistent with the conditions in chapter 84.14 RCW for a period of  
39 no less than 50 years. The covenant or deed restriction must also  
40 address criteria and policies to maintain public benefit if the

1 property is converted to a use other than which continues to provide  
2 for permanently affordable housing.

3 (b) The units dedicated as affordable must be provided in a range  
4 of sizes comparable to other units in the development. To the extent  
5 practicable, the number of bedrooms in affordable units must be in  
6 the same proportion as the number of bedrooms in units within the  
7 entire development. The affordable units must generally be  
8 distributed throughout the development and have substantially the  
9 same functionality as the other units in the development.

10 (c) If a city has enacted a program under RCW 36.70A.540, the  
11 terms of that program govern to the extent they vary from the  
12 requirements of this subsection.

13 (3) If a city has enacted a program under RCW 36.70A.540,  
14 subsection (1) of this section does not preclude the city from  
15 requiring any development, including development described in  
16 subsection (1) of this section, to provide affordable housing, either  
17 on-site or through an in-lieu payment, nor limit the city's ability  
18 to expand such a program or modify its requirements.

19 (4)(a) As an alternative to the density requirements in  
20 subsection (1) of this section, a city may implement the density  
21 requirements in subsection (1) of this section for at least 75  
22 percent of lots in the city that are primarily dedicated to single-  
23 family detached housing units.

24 (b) The 25 percent of lots for which the requirements of  
25 subsection (1) of this section are not implemented must include but  
26 are not limited to:

27 (i) Any areas within the city for which the department has  
28 certified an extension of the implementation timelines under section  
29 5 of this act due to the risk of displacement;

30 (ii) Any areas within the city for which the department has  
31 certified an extension of the implementation timelines under section  
32 7 of this act due to a lack of infrastructure capacity;

33 (iii) Any lots designated with critical areas or their buffers  
34 that are exempt from the density requirements as provided in  
35 subsection (8) of this section;

36 (iv) Any portion of a city within a one-mile radius of a  
37 commercial airport with at least 9,000,000 annual enplanements that  
38 is exempt from the parking requirements under subsection (7)(b) of  
39 this section; and

1 (v) Any areas subject to sea level rise, increased flooding,  
2 susceptible to wildfires, or geological hazards over the next 100  
3 years.

4 (c) Unless identified as at higher risk of displacement under RCW  
5 36.70A.070(2)(g), the 25 percent of lots for which the requirements  
6 of subsection (1) of this section are not implemented may not  
7 include:

8 (i) Any areas for which the exclusion would further racially  
9 disparate impacts or result in zoning with a discriminatory effect;

10 (ii) Any areas within one-half mile walking distance of a major  
11 transit stop; or

12 (iii) Any areas historically covered by a covenant or deed  
13 restriction excluding racial minorities from owning property or  
14 living in the area, as known to the city at the time of each  
15 comprehensive plan update.

16 (5) A city must allow at least six of the nine types of middle  
17 housing to achieve the unit density required in subsection (1) of  
18 this section. A city may allow accessory dwelling units to achieve  
19 the unit density required in subsection (1) of this section. Cities  
20 are not required to allow accessory dwelling units or middle housing  
21 types beyond the density requirements in subsection (1) of this  
22 section. A city must also allow zero lot line short subdivision where  
23 the number of lots created is equal to the unit density required in  
24 subsection (1) of this section.

25 (6) Any city subject to the requirements of this section:

26 (a) If applying design review for middle housing, only  
27 administrative design review shall be required;

28 (b) Except as provided in (a) of this subsection, shall not  
29 require through development regulations any standards for middle  
30 housing that are more restrictive than those required for detached  
31 single-family residences, but may apply any objective development  
32 regulations that are required for detached single-family residences,  
33 including, but not limited to, set-back, lot coverage, stormwater,  
34 clearing, and tree canopy and retention requirements to ensure  
35 compliance with existing ordinances intended to protect critical  
36 areas and public health and safety;

37 (c) Shall apply to middle housing the same development permit and  
38 environmental review processes that apply to detached single-family  
39 residences, unless otherwise required by state law including, but not  
40 limited to, shoreline regulations under chapter 90.58 RCW, building

1 codes under chapter 19.27 RCW, energy codes under chapter 19.27A RCW,  
2 or electrical codes under chapter 19.28 RCW;

3 (d) Shall not require off-street parking as a condition of  
4 permitting development of middle housing within one-half mile walking  
5 distance of a major transit stop;

6 (e) Shall not require more than one off-street parking space per  
7 unit as a condition of permitting development of middle housing on  
8 lots smaller than 6,000 square feet before any zero lot line  
9 subdivisions or lot splits;

10 (f) Shall not require more than two off-street parking spaces per  
11 unit as a condition of permitting development of middle housing on  
12 lots greater than 6,000 square feet before any zero lot line  
13 subdivisions or lot splits; and

14 (g) Are not required to achieve the per unit density under this  
15 act on lots after subdivision below 1,000 square feet unless the city  
16 chooses to enact smaller allowable lot sizes.

17 (7) The provisions of subsection (6)(d) through (f) of this  
18 section do not apply:

19 (a) If a local government submits to the department an empirical  
20 study prepared by a credentialed transportation or land use planning  
21 expert that clearly demonstrates, and the department finds and  
22 certifies, that the application of the parking limitations of  
23 subsection (6)(d) through (f) of this section for middle housing will  
24 be significantly less safe for vehicle drivers or passengers,  
25 pedestrians, or bicyclists than if the jurisdiction's parking  
26 requirements were applied to the same location for the same number of  
27 detached houses. The department must develop guidance to assist  
28 cities on items to include in the study; or

29 (b) To portions of cities within a one-mile radius of a  
30 commercial airport in Washington with at least 9,000,000 annual  
31 enplanements.

32 (8) The provisions of this section do not apply to:

33 (a) Lots designated with critical areas designated under RCW  
34 36.70A.170 or their buffers as required by RCW 36.70A.170;

35 (b) A watershed serving a reservoir for potable water if that  
36 watershed is or was listed, as of the effective date of this section,  
37 as impaired or threatened under section 303(d) of the federal clean  
38 water act (33 U.S.C. Sec. 1313(d)); or

39 (c) Lots that have been designated urban separators by countywide  
40 planning policies as of the effective date of this section.

1 (9) Nothing in this section prohibits a city from permitting  
2 detached single-family residences.

3 (10) Nothing in this section requires a city to issue a building  
4 permit if other federal, state, and local requirements for a building  
5 permit are not met.

6 (11) A city must comply with the requirements of this section on  
7 the latter of:

8 (a) Six months after its next periodic comprehensive plan update  
9 required under RCW 36.70A.130 if the city meets the population  
10 threshold based on the 2020 office of financial management population  
11 data; or

12 (b) 12 months after their next implementation progress report  
13 required under RCW 36.70A.130 after a determination by the office of  
14 financial management that the city has reached a population threshold  
15 established under this section.

16 (12) A city complying with this section and not granted a  
17 timeline extension under section 7 of this act does not have to  
18 update its capital facilities plan element required by RCW  
19 36.70A.070(3) to accommodate the increased housing required by this  
20 act until the first periodic comprehensive plan update required for  
21 the city under RCW 36.70A.130(5) that occurs on or after June 30,  
22 2034.

23 NEW SECTION. **Sec. 4.** A new section is added to chapter 36.70A  
24 RCW to read as follows:

25 (1)(a) The department is directed to provide technical assistance  
26 to cities as they implement the requirements under section 3 of this  
27 act.

28 (b) The department shall prioritize such technical assistance to  
29 cities demonstrating the greatest need.

30 (2)(a) The department shall publish model middle housing  
31 ordinances no later than six months following the effective date of  
32 this section.

33 (b) In any city subject to section 3 of this act that has not  
34 passed ordinances, regulations, or other official controls within the  
35 time frames provided under section 3(11) of this act, the model  
36 ordinance supersedes, preempts, and invalidates local development  
37 regulations until the city takes all actions necessary to implement  
38 section 3 of this act.

1 (3) (a) The department is directed to establish a process by which  
2 cities implementing the requirements of section 3 of this act may  
3 seek approval of alternative local action necessary to meet the  
4 requirements of this act.

5 (b) The department may approve actions under this section for  
6 cities that have, by January 1, 2023, adopted a comprehensive plan  
7 that is substantially similar to the requirements of this act and  
8 have adopted, or within one year of the effective date of this  
9 section adopts, permanent development regulations that are  
10 substantially similar to the requirements of this act. In determining  
11 whether a city's adopted comprehensive plan and permanent development  
12 regulations are substantially similar, the department must find as  
13 substantially similar plans and regulations that:

14 (i) Result in an overall increase in housing units allowed in  
15 single-family zones that is at least 75 percent of the increase in  
16 housing units allowed in single-family zones if the specific  
17 provisions of this act were adopted;

18 (ii) Allow for middle housing throughout the city, rather than  
19 just in targeted locations; and

20 (iii) Allow for additional density near major transit stops, and  
21 for projects that incorporate dedicated affordable housing.

22 (c) The department may also approve actions under this section  
23 for cities that have, by January 1, 2023, adopted a comprehensive  
24 plan or development regulations that have significantly reduced or  
25 eliminated residentially zoned areas that are predominantly single  
26 family. The department must find that a city's actions are  
27 substantially similar to the requirements of this act if they have  
28 adopted, or within one year of the effective date of this section  
29 adopts, permanent development regulations that:

30 (i) Result in an overall increase in housing units allowed in  
31 single-family zones that is at least 75 percent of the increase in  
32 housing units allowed in single-family zones if the specific  
33 provisions of this act were adopted;

34 (ii) Allow for middle housing throughout the city, rather than  
35 just in targeted locations; and

36 (iii) Allow for additional density near major transit stops, and  
37 for projects that incorporate dedicated affordable housing.

38 (d) The department may determine that a comprehensive plan and  
39 development regulations that do not meet these criteria are otherwise  
40 substantially similar to the requirements of this act if the city can

1 clearly demonstrate that the regulations adopted will allow for a  
2 greater increase in middle housing production within single family  
3 zones than would be allowed through implementation of section 3 of  
4 this act.

5 (e) Any local actions approved by the department pursuant to (a)  
6 of this subsection to implement the requirements under section 3 of  
7 this act are exempt from appeals under this chapter and chapter  
8 43.21C RCW.

9 (f) The department's final decision to approve or reject actions  
10 by cities implementing section 3 of this act may be appealed to the  
11 growth management hearings board by filing a petition as provided in  
12 RCW 36.70A.290.

13 (4) The department may issue guidance for local jurisdictions to  
14 ensure that the levels of middle housing zoning under this act can be  
15 integrated with the methods used by cities to calculate zoning  
16 densities and intensities in local zoning and development  
17 regulations.

18 NEW SECTION. **Sec. 5.** A new section is added to chapter 36.70A  
19 RCW to read as follows:

20 Any city choosing the alternative density requirements in section  
21 3(4) of this act may apply to the department for, and the department  
22 may certify, an extension for areas at risk of displacement as  
23 determined by the antidisplacement analysis that a jurisdiction is  
24 required to complete under RCW 36.70A.070(2). The city must create a  
25 plan for implementing antidisplacement policies by their next  
26 implementation progress report required by RCW 36.70A.130(9). The  
27 department may certify one further extension based on evidence of  
28 significant ongoing displacement risk in the impacted area.

29 **Sec. 6.** RCW 36.70A.280 and 2011 c 360 s 17 are each amended to  
30 read as follows:

31 (1) The growth management hearings board shall hear and determine  
32 only those petitions alleging either:

33 (a) That, except as provided otherwise by this subsection, a  
34 state agency, county, or city planning under this chapter is not in  
35 compliance with the requirements of this chapter, chapter 90.58 RCW  
36 as it relates to the adoption of shoreline master programs or  
37 amendments thereto, or chapter 43.21C RCW as it relates to plans,  
38 development regulations, or amendments, adopted under RCW 36.70A.040

1 or chapter 90.58 RCW. Nothing in this subsection authorizes the board  
2 to hear petitions alleging noncompliance with RCW 36.70A.5801;

3 (b) That the twenty-year growth management planning population  
4 projections adopted by the office of financial management pursuant to  
5 RCW 43.62.035 should be adjusted;

6 (c) That the approval of a work plan adopted under RCW  
7 36.70A.735(1)(a) is not in compliance with the requirements of the  
8 program established under RCW 36.70A.710;

9 (d) That regulations adopted under RCW 36.70A.735(1)(b) are not  
10 regionally applicable and cannot be adopted, wholly or partially, by  
11 another jurisdiction; ((~~or~~))

12 (e) That a department certification under RCW 36.70A.735(1)(c) is  
13 erroneous; or

14 (f) That the department's final decision to approve or reject  
15 actions by a city implementing section 3 of this act is clearly  
16 erroneous.

17 (2) A petition may be filed only by: (a) The state, or a county  
18 or city that plans under this chapter; (b) a person who has  
19 participated orally or in writing before the county or city regarding  
20 the matter on which a review is being requested; (c) a person who is  
21 certified by the governor within sixty days of filing the request  
22 with the board; or (d) a person qualified pursuant to RCW 34.05.530.

23 (3) For purposes of this section "person" means any individual,  
24 partnership, corporation, association, state agency, governmental  
25 subdivision or unit thereof, or public or private organization or  
26 entity of any character.

27 (4) To establish participation standing under subsection (2)(b)  
28 of this section, a person must show that his or her participation  
29 before the county or city was reasonably related to the person's  
30 issue as presented to the board.

31 (5) When considering a possible adjustment to a growth management  
32 planning population projection prepared by the office of financial  
33 management, the board shall consider the implications of any such  
34 adjustment to the population forecast for the entire state.

35 The rationale for any adjustment that is adopted by the board  
36 must be documented and filed with the office of financial management  
37 within ten working days after adoption.

38 If adjusted by the board, a county growth management planning  
39 population projection shall only be used for the planning purposes  
40 set forth in this chapter and shall be known as the "board adjusted



1 population projection." None of these changes shall affect the  
2 official state and county population forecasts prepared by the office  
3 of financial management, which shall continue to be used for state  
4 budget and planning purposes.

5 NEW SECTION. **Sec. 7.** A new section is added to chapter 36.70A  
6 RCW to read as follows:

7 (1) Any city choosing the alternative density requirements in  
8 section 3(4) of this act may apply to the department for, and the  
9 department may certify, an extension of the implementation timelines  
10 established under section 3(11) of this act.

11 (2) An extension certified under this section may be applied only  
12 to specific areas where a city can demonstrate that water, sewer,  
13 stormwater, transportation infrastructure, including facilities and  
14 transit services, or fire protection services lack capacity to  
15 accommodate the density required in section 3 of this act, and the  
16 city has:

17 (a) Included one or more improvements, as needed, within its  
18 capital facilities plan to adequately increase capacity; or

19 (b) Identified which special district is responsible for  
20 providing the necessary infrastructure if the infrastructure is  
21 provided by a special purpose district.

22 (3) If an extension of the implementation timelines is requested  
23 due to lack of water supply from the city or the purveyors who serve  
24 water within the city, the department's evaluation of the extension  
25 must be based on the applicable water system plans in effect and  
26 approved by the department of health. Water system plan updates  
27 initiated after the effective date of this section must include  
28 consideration of water supply requirements for middle housing types.

29 (4) An extension granted under this section remains in effect  
30 until the earliest of:

31 (a) The infrastructure is improved to accommodate the capacity;

32 (b) The city's deadline to complete its next periodic  
33 comprehensive plan update under RCW 36.70A.130; or

34 (c) The city's deadline to complete its implementation progress  
35 report to the department as required under RCW 36.70A.130(9).

36 (5) A city that has received an extension under this section may  
37 reapply for any needed extension with its next periodic comprehensive  
38 plan update under RCW 36.70A.130 or its implementation progress  
39 report to the department under RCW 36.70A.130(9). The application for

1 an additional extension must include a list of infrastructure  
2 improvements necessary to meet the capacity required in section 3 of  
3 this act. Such additional extension must only be to address  
4 infrastructure deficiency that a city is not reasonably able to  
5 address within the first extension.

6 (6) The department may establish by rule any standards or  
7 procedures necessary to implement this section.

8 (7) The department must provide the legislature with a list of  
9 projects identified in a city's capital facilities plan that were the  
10 basis for the extension under this section, including planning level  
11 estimates. Additionally, the city must contact special purpose  
12 districts to identify additional projects associated with extensions  
13 under this section.

14 (8) A city granted an extension for a specific area must allow  
15 development as provided under section 3 of this act if the developer  
16 commits to providing the necessary water, sewer, or stormwater  
17 infrastructure.

18 (9) If an area zoned predominantly for residential use is  
19 currently served only by private wells, group B water systems or  
20 group A water systems with less than 50 connections, or a city or  
21 water providers within the city do not have an adequate water supply  
22 or available connections to serve the zoning increase required under  
23 section 3 of this act, the city may limit the areas subject to the  
24 requirements under section 3 of this act to match current water  
25 availability. Nothing in this act affects or modifies the  
26 responsibilities of cities to plan for or provide urban governmental  
27 services as defined in RCW 36.70A.030 or affordable housing as  
28 required by RCW 36.70A.070.

29 (10) No city shall approve a building permit for housing under  
30 section 3 of this act without compliance with the adequate water  
31 supply requirements of RCW 19.27.097.

32 (11) If an area zoned predominantly for residential use is  
33 currently served only by on-site sewage systems, development may be  
34 limited to two units per lot, until either the landowner or local  
35 government provides sewer service or demonstrates a sewer system will  
36 serve the development at the time of construction. Nothing in this  
37 act affects or modifies the responsibilities of cities to plan for or  
38 provide urban governmental services as defined in RCW 36.70A.030.

1       **Sec. 8.** RCW 43.21C.495 and 2022 c 246 s 3 are each amended to  
2 read as follows:

3       (1) Adoption of ordinances, development regulations and  
4 amendments to such regulations, and other nonproject actions taken by  
5 a city to implement: The actions specified in section 2, chapter 246,  
6 Laws of 2022 unless the adoption of such ordinances, development  
7 regulations and amendments to such regulations, or other nonproject  
8 actions has a probable significant adverse impact on fish habitat;  
9 and the increased residential building capacity actions identified in  
10 RCW 36.70A.600(1), with the exception of the action specified in RCW  
11 36.70A.600(1)(f), are not subject to administrative or judicial  
12 appeals under this chapter.

13       (2) Amendments to development regulations and other nonproject  
14 actions taken by a city to implement the requirements under section 3  
15 of this act pursuant to section 4(3)(b) of this act are not subject  
16 to administrative or judicial appeals under this chapter.

17       **Sec. 9.** RCW 43.21C.450 and 2012 1st sp.s. c 1 s 307 are each  
18 amended to read as follows:

19       The following nonproject actions are categorically exempt from  
20 the requirements of this chapter:

21       (1) Amendments to development regulations that are required to  
22 ensure consistency with an adopted comprehensive plan pursuant to RCW  
23 36.70A.040, where the comprehensive plan was previously subjected to  
24 environmental review pursuant to this chapter and the impacts  
25 associated with the proposed regulation were specifically addressed  
26 in the prior environmental review;

27       (2) Amendments to development regulations that are required to  
28 ensure consistency with a shoreline master program approved pursuant  
29 to RCW 90.58.090, where the shoreline master program was previously  
30 subjected to environmental review pursuant to this chapter and the  
31 impacts associated with the proposed regulation were specifically  
32 addressed in the prior environmental review;

33       (3) Amendments to development regulations that, upon  
34 implementation of a project action, will provide increased  
35 environmental protection, limited to the following:

36       (a) Increased protections for critical areas, such as enhanced  
37 buffers or setbacks;

38       (b) Increased vegetation retention or decreased impervious  
39 surface areas in shoreline jurisdiction; and

1 (c) Increased vegetation retention or decreased impervious  
2 surface areas in critical areas;

3 (4) Amendments to technical codes adopted by a county, city, or  
4 town to ensure consistency with minimum standards contained in state  
5 law, including the following:

6 (a) Building codes required by chapter 19.27 RCW;

7 (b) Energy codes required by chapter 19.27A RCW; and

8 (c) Electrical codes required by chapter 19.28 RCW.

9 (5) Amendments to development regulations to remove requirements  
10 for parking from development proposed to fill in an urban growth area  
11 designated according to RCW 36.70A.110.

12 NEW SECTION. **Sec. 10.** A new section is added to chapter 64.34  
13 RCW to read as follows:

14 A declaration created after the effective date of this section  
15 and applicable to an area within a city subject to the middle housing  
16 requirements in section 3 of this act may not actively or effectively  
17 prohibit the construction, development, or use of additional housing  
18 units as required in section 3 of this act.

19 NEW SECTION. **Sec. 11.** A new section is added to chapter 64.32  
20 RCW to read as follows:

21 A declaration created after the effective date of this section  
22 and applicable to an association of apartment owners located within  
23 an area of a city subject to the middle housing requirements in  
24 section 3 of this act may not actively or effectively prohibit the  
25 construction, development, or use of additional housing units as  
26 required in section 3 of this act.

27 NEW SECTION. **Sec. 12.** A new section is added to chapter 64.38  
28 RCW to read as follows:

29 Governing documents of associations within cities subject to the  
30 middle housing requirements in section 3 of this act that are created  
31 after the effective date of this section may not actively or  
32 effectively prohibit the construction, development, or use of  
33 additional housing units as required in section 3 of this act.

34 NEW SECTION. **Sec. 13.** A new section is added to chapter 64.90  
35 RCW to read as follows:

1       Declarations and governing documents of a common interest  
2 community within cities subject to the middle housing requirements in  
3 section 3 of this act that are created after the effective date of  
4 this section may not actively or effectively prohibit the  
5 construction, development, or use of additional housing units as  
6 required in section 3 of this act.

7       NEW SECTION.   **Sec. 14.** The department of commerce may establish  
8 by rule any standards or procedures necessary to implement sections 2  
9 through 7 of this act.

10       NEW SECTION.   **Sec. 15.** If specific funding for the purposes of  
11 this act, referencing this act by bill or chapter number, is not  
12 provided by June 30, 2023, in the omnibus appropriations act, this  
13 act is null and void."

**E2SHB 1110** - S COMM AMD  
By Committee on Ways & Means

**ADOPTED 04/11/2023**

14       On page 1, line 3 of the title, after "housing;" strike the  
15 remainder of the title and insert "amending RCW 36.70A.030,  
16 36.70A.280, 43.21C.495, and 43.21C.450; adding new sections to  
17 chapter 36.70A RCW; adding a new section to chapter 64.34 RCW; adding  
18 a new section to chapter 64.32 RCW; adding a new section to chapter  
19 64.38 RCW; adding a new section to chapter 64.90 RCW; and creating  
20 new sections."

--- END ---