
SUBSTITUTE SENATE BILL 6027

State of Washington

66th Legislature

2020 Regular Session

By Senate Agriculture, Water, Natural Resources & Parks (originally sponsored by Senators Pedersen, Carlyle, Warnick, Van De Wege, Hunt, Rolfes, Short, and Honeyford)

READ FIRST TIME 01/24/20.

1 AN ACT Relating to floating residences; amending RCW 90.58.270
2 and 79.105.060.

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

4 **Sec. 1.** RCW 90.58.270 and 2014 c 56 s 2 are each amended to read
5 as follows:

6 (1) Nothing in this section shall constitute authority for
7 requiring or ordering the removal of any structures, improvements,
8 docks, fills, or developments placed in navigable waters prior to
9 December 4, 1969, and the consent and authorization of the state of
10 Washington to the impairment of public rights of navigation, and
11 corollary rights incidental thereto, caused by the retention and
12 maintenance of said structures, improvements, docks, fills or
13 developments are hereby granted: PROVIDED, That the consent herein
14 given shall not relate to any structures, improvements, docks, fills,
15 or developments placed on tidelands, shorelands, or beds underlying
16 said waters which are in trespass or in violation of state statutes.

17 (2) Nothing in this section shall be construed as altering or
18 abridging any private right of action, other than a private right
19 which is based upon the impairment of public rights consented to in
20 subsection (1) of this section.

1 (3) Nothing in this section shall be construed as altering or
2 abridging the authority of the state or local governments to suppress
3 or abate nuisances or to abate pollution.

4 (4) Subsection (1) of this section shall apply to any case
5 pending in the courts of this state on June 1, 1971 relating to the
6 removal of structures, improvements, docks, fills, or developments
7 based on the impairment of public navigational rights.

8 (5)(a) A floating home permitted or legally established prior to
9 January 1, 2011, must be classified as a conforming preferred use.

10 (b) For the purposes of this subsection:

11 (i) "Conforming preferred use" means that applicable development
12 and shoreline master program regulations may only impose reasonable
13 conditions and mitigation that will not effectively preclude
14 maintenance, repair, replacement, and remodeling of existing floating
15 homes and floating home moorages by rendering these actions
16 impracticable.

17 (ii) "Floating home" means a single-family dwelling unit
18 constructed on a float, that is moored, anchored, or otherwise
19 secured in waters, and is not a vessel, even though it may be capable
20 of being towed.

21 (6)(a) A floating on-water residence legally established prior to
22 July 1, 2014, must be considered a conforming use and accommodated
23 through reasonable shoreline master program regulations, permit
24 conditions, or mitigation that will not effectively preclude
25 maintenance, repair, replacement, and remodeling of existing floating
26 on-water residences and their moorages by rendering these actions
27 impracticable. Replaced or remodeled floating on-water residences
28 must be similar to the original residence in size and height.

29 (b) For the purpose of this subsection, "floating on-water
30 residence" means a vessel or any other floating structure other than
31 a floating home, as defined under subsection (5) of this section(~~(7~~
32 ~~that~~)): (i) That is designed or used primarily as a residence on the
33 water and has detachable utilities; and (ii) whose owner or primary
34 occupant has held an ownership interest in space in a marina, or has
35 held a lease or sublease to use space in a marina, since a date prior
36 to July 1, 2014.

37 **Sec. 2.** RCW 79.105.060 and 2005 c 155 s 102 are each amended to
38 read as follows:

1 The definitions in this section apply throughout chapters 79.105
2 through 79.145 RCW unless the context clearly requires otherwise.

3 (1) "Aquatic lands" means all tidelands, shorelands, harbor
4 areas, and the beds of navigable waters.

5 (2) "Beds of navigable waters" means those lands lying waterward
6 of and below the line of navigability on rivers and lakes not subject
7 to tidal flow, or extreme low tide mark in navigable tidal waters, or
8 the outer harbor line where harbor area has been created.

9 (3) "First-class shorelands" means the shores of a navigable lake
10 or river belonging to the state, not subject to tidal flow, lying
11 between the line of ordinary high water and the line of navigability,
12 or inner harbor line where established and within or in front of the
13 corporate limits of any city or within two miles of either side.

14 (4) "First-class tidelands" means the shores of navigable tidal
15 waters belonging to the state, lying within or in front of the
16 corporate limits of any city, or within one mile of either side and
17 between the line of ordinary high tide and the inner harbor line; and
18 within two miles of the corporate limits on either side and between
19 the line of ordinary high tide and the line of extreme low tide.

20 (5) "Harbor area" means the area of navigable waters determined
21 as provided in Article XV, section 1 of the state Constitution, which
22 shall be forever reserved for landings, wharves, streets, and other
23 conveniences of navigation and commerce.

24 (6) "Improvements" when referring to state-owned aquatic lands
25 means anything considered a fixture in law placed within, upon, or
26 attached to aquatic lands that has changed the value of those lands,
27 or any changes in the previous condition of the fixtures that changes
28 the value of the land.

29 (7) "Inflation rate" means for a given year the percentage rate
30 of change in the previous calendar year's all commodity producer
31 price index of the bureau of labor statistics of the United States
32 department of commerce. If the index ceases to be published, the
33 department shall designate by rule a comparable substitute index.

34 (8) "Inner harbor line" means a line located and established in
35 navigable waters between the line of ordinary high tide or ordinary
36 high water and the outer harbor line, constituting the inner boundary
37 of the harbor area.

38 (9) "Log booming" means placing logs into and taking them out of
39 the water, assembling and disassembling log rafts before or after
40 their movement in waterborne commerce, related handling and sorting

1 activities taking place in the water, and the temporary holding of
2 logs to be taken directly into a processing facility. "Log booming"
3 does not include the temporary holding of logs to be taken directly
4 into a vessel.

5 (10) "Log storage" means the water storage of logs in rafts or
6 otherwise prepared for shipment in waterborne commerce, but does not
7 include the temporary holding of logs to be taken directly into a
8 vessel or processing facility.

9 (11) "Nonwater-dependent use" means a use that can operate in a
10 location other than on the waterfront. Examples include, but are not
11 limited to, hotels, condominiums, apartments, restaurants, retail
12 stores, and warehouses not part of a marine terminal or transfer
13 facility.

14 (12) "Outer harbor line" means a line located and established in
15 navigable waters as provided in Article XV, section 1 of the state
16 Constitution, beyond which the state shall never sell or lease any
17 rights whatever to private persons.

18 (13) "Person" means any private individual, partnership,
19 association, organization, cooperative, firm, corporation, the state
20 or any agency or political subdivision thereof, any public or
21 municipal corporation, or any unit of government, however designated.

22 (14) "Port district" means a port district created under Title 53
23 RCW.

24 (15) "Public utility lines" means pipes, conduits, and similar
25 facilities for distribution of water, electricity, natural gas,
26 telephone, other electronic communication, and sewers, including
27 sewer outfall lines.

28 (16) "Real rate of return" means the average for the most recent
29 ten calendar years of the average rate of return on conventional real
30 property mortgages as reported by the federal home loan bank board or
31 any successor agency, minus the average inflation rate for the most
32 recent ten calendar years.

33 (17) "Second-class shorelands" means the shores of a navigable
34 lake or river belonging to the state, not subject to tidal flow,
35 lying between the line of ordinary high water and the line of
36 navigability, and more than two miles from the corporate limits of
37 any city.

38 (18) "Second-class tidelands" means the shores of navigable tidal
39 waters belonging to the state, lying outside of and more than two

1 miles from the corporate limits of any city, and between the line of
2 ordinary high tide and the line of extreme low tide.

3 (19) "Shorelands," where not preceded by "first-class" or
4 "second-class," means both first-class shorelands and second-class
5 shorelands.

6 (20) "State-owned aquatic lands" means all tidelands, shorelands,
7 harbor areas, the beds of navigable waters, and waterways owned by
8 the state and administered by the department or managed under RCW
9 79.105.420 by a port district. "State-owned aquatic lands" does not
10 include aquatic lands owned in fee by, or withdrawn for the use of,
11 state agencies other than the department.

12 (21) "Terminal" means a point of interchange between land and
13 water carriers, such as a pier, wharf, or group of such, equipped
14 with facilities for care and handling of either cargo or passengers,
15 or both.

16 (22) "Tidelands," where not preceded by "first-class" or "second-
17 class," means both first-class tidelands and second-class tidelands.

18 (23) "Valuable materials" when referring to state-owned aquatic
19 lands means any product or material within or upon lands, such as
20 forest products, forage, stone, gravel, sand, peat, agricultural
21 crops, and all other materials of value except mineral, coal,
22 petroleum, and gas as provided for under chapter 79.14 RCW. However,
23 RCW 79.140.190 and 79.140.200 also apply to materials provided for
24 under chapter 79.14 RCW.

25 (24) (a) "Water-dependent use" means a use that cannot logically
26 exist in any location but on the water. Examples include, but are not
27 limited to: Waterborne commerce; terminal and transfer facilities;
28 ferry terminals; watercraft sales in conjunction with other water-
29 dependent uses; watercraft construction, repair, and maintenance;
30 moorage and launching facilities; aquaculture; log booming; and
31 public fishing piers and parks.

32 (b) "Water-dependent use" includes a vessel or any other floating
33 structure, other than a floating home as defined in RCW 90.58.270(5):

34 (a) That is designed or used primarily as a residence on the water
35 and has detachable utilities; and (b) whose owner or primary occupant
36 has held an ownership interest in a marina, or has held a lease or
37 sublease to use space in a marina, since a date prior to July 1,
38 2014.

39 (25) "Water-oriented use" means a use that historically has been
40 dependent on a waterfront location, but with existing technology

1 could be located away from the waterfront. Examples include, but are
2 not limited to, wood products manufacturing, watercraft sales, fish
3 processing, petroleum refining, sand and gravel processing, log
4 storage, and (~~houseboats~~) a floating home as defined in RCW
5 90.58.270(5)(b)(ii). For the purposes of determining rent under this
6 chapter, water-oriented uses shall be classified as water-dependent
7 uses if the activity either is conducted on state-owned aquatic lands
8 leased on October 1, 1984, or was actually conducted on the state-
9 owned aquatic lands for at least three years before October 1, 1984.
10 If, after October 1, 1984, the activity is changed to a use other
11 than a water-dependent use, the activity shall be classified as a
12 nonwater-dependent use. If continuation of the existing use requires
13 leasing additional state-owned aquatic lands and is permitted under
14 the shoreline management act of 1971, chapter 90.58 RCW, the
15 department may allow reasonable expansion of the water-oriented use.

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