

---

**SUBSTITUTE SENATE BILL 6302**

---

**State of Washington**

**66th Legislature**

**2020 Regular Session**

**By** Senate Housing Stability & Affordability (originally sponsored by Senators Rolfes, Saldaña, Randall, Takko, Das, Hasegawa, Hunt, Lovelett, Nguyen, and Wilson, C.)

READ FIRST TIME 02/04/20.

1 AN ACT Relating to prohibiting local governments from limiting  
2 the number of unrelated persons occupying a home; adding a new  
3 section to chapter 35.21 RCW; adding a new section to chapter 35A.21  
4 RCW; adding a new section to chapter 36.01 RCW; and creating a new  
5 section.

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

7 NEW SECTION. **Sec. 1.** The legislature finds that many Washington  
8 cities and counties impose unrelated occupant limits on households,  
9 which worsen the state's housing crisis by preventing full  
10 utilization of homes, discriminate against nontraditional households,  
11 and provide no public benefit. As a result, it is the intent of the  
12 legislature with this act to prohibit local governments from limiting  
13 the number of unrelated persons occupying a home.

14 NEW SECTION. **Sec. 2.** A new section is added to chapter 35.21  
15 RCW to read as follows:

16 Except for occupant limits on group living arrangements regulated  
17 under state law or on short-term rentals as defined in RCW 64.37.010  
18 and any restrictions on occupant load of the structure as calculated  
19 by the city or town in accordance with the applicable building code,

1 a city or town may not regulate or limit the number of unrelated  
2 persons that may occupy a household or dwelling unit.

3 NEW SECTION. **Sec. 3.** A new section is added to chapter 35A.21  
4 RCW to read as follows:

5 Except for occupant limits on group living arrangements regulated  
6 under state law or on short-term rentals as defined in RCW 64.37.010  
7 and any restrictions on occupant load of the structure as calculated  
8 by the code city in accordance with the applicable building code, a  
9 code city may not regulate or limit the number of unrelated persons  
10 that may occupy a household or dwelling unit.

11 NEW SECTION. **Sec. 4.** A new section is added to chapter 36.01  
12 RCW to read as follows:

13 Except for occupant limits on group living arrangements regulated  
14 under state law or on short-term rentals as defined in RCW 64.37.010  
15 and any restrictions on occupant load of the structure as calculated  
16 by the county in accordance with the applicable building code, a  
17 county may not regulate or limit the number of unrelated persons that  
18 may occupy a household or dwelling unit.

--- END ---