

CERTIFICATION OF ENROLLMENT

ENGROSSED SUBSTITUTE SENATE BILL 6617

Chapter 217, Laws of 2020

66th Legislature
2020 Regular Session

ACCESSORY DWELLING UNITS--OFF-STREET PARKING

EFFECTIVE DATE: June 11, 2020

Passed by the Senate March 10, 2020
Yeas 41 Nays 8

CYRUS HABIB

President of the Senate

Passed by the House March 6, 2020
Yeas 94 Nays 3

LURIE JINKINS

**Speaker of the House of
Representatives**

Approved March 27, 2020 2:59 PM

JAY INSLEE

Governor of the State of Washington

CERTIFICATE

I, Brad Hendrickson, Secretary of the Senate of the State of Washington, do hereby certify that the attached is **ENGROSSED SUBSTITUTE SENATE BILL 6617** as passed by the Senate and the House of Representatives on the dates hereon set forth.

BRAD HENDRICKSON

Secretary

FILED

March 27, 2020

**Secretary of State
State of Washington**

ENGROSSED SUBSTITUTE SENATE BILL 6617

AS AMENDED BY THE HOUSE

Passed Legislature - 2020 Regular Session

State of Washington

66th Legislature

2020 Regular Session

By Senate Housing Stability & Affordability (originally sponsored by Senators Liias and Das)

READ FIRST TIME 02/06/20.

1 AN ACT Relating to accessory dwelling unit regulation; adding new
2 sections to chapter 36.70A RCW; and creating a new section.

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

4 NEW SECTION. **Sec. 1.** (1) The legislature makes the following
5 findings:

6 (a) Washington state is experiencing a housing affordability
7 crisis. Many communities across the state are in need of more housing
8 for renters, across the income spectrum. Accessory dwelling units are
9 frequently rented at below market rate, providing additional
10 affordable housing options for renters.

11 (b) Accessory dwelling units are often occupied by tenants who
12 pay no rent at all; among these tenants are grandparents, adult
13 children, family members with disabilities, friends going through
14 life transitions, and community members in need. Accessory dwelling
15 units meet the needs of these people who might otherwise require
16 scarce subsidized housing space and resources.

17 (c) Accessory dwelling units can meet the needs of Washington's
18 growing senior population, making it possible for this population to
19 age in their communities by offering senior-friendly housing, which
20 prioritizes physical accessibility, in walkable communities near
21 amenities essential to successful aging in place, including transit

1 and grocery stores, without requiring costly renovations of existing
2 housing stock.

3 (d) Homeowners who add an accessory dwelling unit may benefit
4 from added income and an increased sense of security.

5 (e) Siting accessory dwelling units near transit hubs and near
6 public amenities can help to reduce greenhouse gas emissions by
7 increasing walkability, shortening household commutes, and limiting
8 sprawl.

9 (2) The legislature intends to promote and encourage the creation
10 of accessory dwelling units as a means to address the need for
11 additional affordable housing options.

12 NEW SECTION. **Sec. 2.** A new section is added to chapter 36.70A
13 RCW to read as follows:

14 The definitions in this section apply throughout sections 3 and 4
15 of this act unless the context clearly requires otherwise.

16 (1) "Accessory dwelling unit" means a dwelling unit located on
17 the same lot as a single-family housing unit, duplex, triplex,
18 townhome, or other housing unit.

19 (2) "Attached accessory dwelling unit" means an accessory
20 dwelling unit located within or attached to a single-family housing
21 unit, duplex, triplex, townhome, or other housing unit.

22 (3) "City" means any city, code city, and town located in a
23 county planning under RCW 36.70A.040.

24 (4) "Detached accessory dwelling unit" means an accessory
25 dwelling unit that consists partly or entirely of a building that is
26 separate and detached from a single-family housing unit, duplex,
27 triplex, townhome, or other housing unit.

28 (5) "Dwelling unit" means a residential living unit that provides
29 complete independent living facilities for one or more persons and
30 that includes permanent provisions for living, sleeping, eating,
31 cooking, and sanitation.

32 (6) "Major transit stop" means:

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

35 (b) Commuter rail stops;

36 (c) Stops on rail or fixed guideway systems, including
37 transitways;

38 (d) Stops on bus rapid transit routes or routes that run on high
39 occupancy vehicle lanes; or

1 (e) Stops for a bus or other transit mode providing fixed route
2 service at intervals of at least fifteen minutes during the peak
3 hours of operation.

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

6 (1) Cities must adopt or amend by ordinance, and incorporate into
7 their development regulations, zoning regulations, and other official
8 controls the requirements of section 4 of this act to take effect by
9 July 1, 2021.

10 (2) Beginning July 1, 2021, the requirements of section 4 of this
11 act:

12 (a) Apply and take effect in any city that has not adopted or
13 amended ordinances, regulations, or other official controls as
14 required under this section; and

15 (b) Supersede, preempt, and invalidate any local development
16 regulations that conflict with section 4 of this act.

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

19 (1) Except as provided in subsection (2) and (3) of this section,
20 through ordinances, development regulations, zoning regulations, and
21 other official controls as required under section 3 of this act,
22 cities may not require the provision of off-street parking for
23 accessory dwelling units within one-quarter mile of a major transit
24 stop.

25 (2) A city may require the provision of off-street parking for an
26 accessory dwelling unit located within one-quarter mile of a major
27 transit stop if the city has determined that the accessory dwelling
28 unit is in an area with a lack of access to street parking capacity,
29 physical space impediments, or other reasons supported by evidence
30 that would make on-street parking infeasible for the accessory
31 dwelling unit.

32 (3) A city that has adopted or substantively amended accessory
33 dwelling unit regulations within the four years previous to the
34 effective date of this section is not subject to the requirements of
35 this section.

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

1 Nothing in this act modifies or limits any rights or interests
2 legally recorded in the governing documents of associations subject
3 to chapter 64.32, 64.34, 64.38, or 64.90 RCW.

 Passed by the Senate March 10, 2020.

 Passed by the House March 6, 2020.

 Approved by the Governor March 27, 2020.

 Filed in Office of Secretary of State March 27, 2020.

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