

**ESSB 5235** - H AMD TO H AMD (H-1484.2/21) **573**

By Representative Goehner

**NOT ADOPTED 04/07/2021**

1 On page 4, beginning on line 7 of the striking amendment, after  
2 "rental" strike all material through "county" on line 20

3  
4 On page 4, beginning on line 22 of the striking amendment, after  
5 "including" strike "the imposition of fees, impact fees, or taxes, or"

6  
7 On page 4, beginning on line 25 of the striking amendment, after  
8 "housing." strike all material through "covenants." on line 31

9  
10 On page 5, beginning on line 14 of the striking amendment, after  
11 "exemption" strike all material through "county" on line 18

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EFFECT:

- Removes exceptions allowing cities and counties to impose owner-occupancy requirements on a lot containing an accessory dwelling unit for up to a year after initial occupancy of a primary residence or accessory dwelling unit following permitting, or for a longer period if the city or county adopted a geographically-limited area of owner-occupancy restrictions following a public process.
- Removes language allowing the imposition of fees, impact fees, or taxes to encourage the use of accessory dwelling units for long term housing.
- Removes the provision that would have allowed cities and counties to offer incentives for the development or construction of accessory dwelling units only if such units were subject to binding commitments or covenants that the units will not be regularly offered for short term rental, and the city or county has a program to audit compliance with these commitments or covenants.
- Removes language that would allow a city or county to impose owner-occupancy requirements even if it had not adopted the

required hardship exemption from those requirements, if the owner of the lot on which the restrictions would be enforced offered an accessory dwelling unit for short-term rental within the county or owns more than three accessory dwelling units within the county.

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