

ESHB 1660 - S AMD 1480
By Senator Lovelett

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

3 "NEW SECTION. **Sec. 1.** (1) Subject to the availability of
4 amounts appropriated for this specific purpose, the University of
5 Washington's center for real estate research must prepare a report on
6 the role and regulation of accessory dwelling units in the housing
7 market in Washington. The report must include a review and
8 examination of the following:

9 (a) The number of accessory dwelling units available or under
10 construction in each city with a population of 20,000 or more in
11 Washington;

12 (b) The regulations applicable to accessory dwelling units within
13 the jurisdictions described in (a) of this subsection, including the
14 cost of permitting for an accessory dwelling unit compared to a
15 principal unit, and how these regulations are affecting accessory
16 dwelling unit construction and use within these jurisdictions;

17 (c) The average cost of rent for an accessory dwelling unit
18 within the jurisdictions described in (a) of this subsection as
19 compared to the cost of rent for other types of housing;

20 (d) The potential effect of lowering barriers to accessory
21 dwelling unit construction in meeting housing demand and alleviating
22 housing shortages, including the role of accessory dwelling units in
23 conjunction with other housing types such as duplexes, triplexes,
24 townhouses, and other middle housing options;

25 (e) The impact of an accessory dwelling unit on local
26 infrastructure relative to the impact of a single-family residence;

27 (f) The impact of lowered barriers to accessory dwelling unit
28 construction on obtaining housing financing; and

29 (g) The impact of zoning changes, including lowered barriers to
30 accessory dwelling unit construction, on displacement of established
31 residents and on the highest and best use of property and the
32 assessment of property values.

1 (2) By December 31, 2022, and in compliance with RCW 43.01.036,
2 the University of Washington's center for real estate research must
3 submit its report detailing its findings to the appropriate
4 committees of the legislature.
5 (3) This section expires January 1, 2024."

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6 On page 1, line 1 of the title, after "units;" strike the
7 remainder of the title and insert "creating a new section; and
8 providing an expiration date."

EFFECT: Replaces the entirety of a bill with a report and review
of ADU roles and regulations in the Washington housing market by the
Center for Real Estate Research at UW.

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