

CERTIFICATION OF ENROLLMENT  
**ENGROSSED SUBSTITUTE HOUSE BILL 1293**

68th Legislature  
2023 Regular Session

Passed by the House April 14, 2023  
Yeas 95 Nays 1

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**Speaker of the House of  
Representatives**

Passed by the Senate April 11, 2023  
Yeas 49 Nays 0

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**President of the Senate**

Approved

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**Governor of the State of Washington**

CERTIFICATE

I, Bernard Dean, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **ENGROSSED SUBSTITUTE HOUSE BILL 1293** as passed by the House of Representatives and the Senate on the dates hereon set forth.

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**Chief Clerk**

FILED

**Secretary of State  
State of Washington**

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**ENGROSSED SUBSTITUTE HOUSE BILL 1293**

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AS AMENDED BY THE SENATE

Passed Legislature - 2023 Regular Session

**State of Washington                      68th Legislature                      2023 Regular Session**

**By** House Housing (originally sponsored by Representatives Klicker, Leavitt, Barkis, Jacobsen, Waters, Chapman, Reed, and Graham)

READ FIRST TIME 02/09/23.

1            AN ACT Relating to streamlining development regulations; amending  
2            RCW 36.70B.160; and adding a new section to chapter 36.70A RCW.

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

4            NEW SECTION.    **Sec. 1.**    A new section is added to chapter 36.70A  
5            RCW to read as follows:

6            (1)    For purposes of this section, "design review" means a  
7            formally adopted local government process by which projects are  
8            reviewed for compliance with design standards for the type of use  
9            adopted through local ordinance.

10           (2)    Except as provided in subsection (3) of this section,  
11           counties and cities planning under RCW 36.70A.040 may apply in any  
12           design review process only clear and objective development  
13           regulations governing the exterior design of new development. For  
14           purposes of this section, a clear and objective development  
15           regulation:

16           (a)    Must include one or more ascertainable guideline, standard,  
17           or criterion by which an applicant can determine whether a given  
18           building design is permissible under that development regulation; and

19           (b)    May not result in a reduction in density, height, bulk, or  
20           scale below the generally applicable development regulations for a  
21           development proposal in the applicable zone.

1 (3) The provisions of subsection (2) of this section do not apply  
2 to development regulations that apply only to designated landmarks or  
3 historic districts established under a local preservation ordinance.

4 (4) Any design review process must be conducted concurrently, or  
5 otherwise logically integrated, with the consolidated review and  
6 decision process for project permits set forth in RCW 36.70B.120(3),  
7 and no design review process may include more than one public  
8 meeting.

9 (5) A county or city must comply with the requirements of this  
10 section beginning six months after its next periodic comprehensive  
11 plan update required under RCW 36.70A.130.

12 **Sec. 2.** RCW 36.70B.160 and 1995 c 347 s 420 are each amended to  
13 read as follows:

14 (1) Each local government is encouraged to adopt further project  
15 review provisions to provide prompt, coordinated, and objective  
16 review and ensure accountability to applicants and the public,  
17 including expedited review for project permit applications for  
18 projects that are consistent with adopted development regulations or  
19 that include dwelling units that are affordable to low-income or  
20 moderate-income households and within the capacity of systemwide  
21 infrastructure improvements.

22 (2) Nothing in this chapter is intended or shall be construed to  
23 prevent a local government from requiring a preapplication conference  
24 or a public meeting by rule, ordinance, or resolution, where  
25 otherwise required by applicable state law.

26 (3) Each local government shall adopt procedures to monitor and  
27 enforce permit decisions and conditions.

28 (4) Nothing in this chapter modifies any independent statutory  
29 authority for a government agency to appeal a project permit issued  
30 by a local government.

31 (5) For the purposes of this section:

32 (a) A dwelling unit is affordable if it requires payment of  
33 monthly housing costs, including utilities other than telephone, of  
34 no more than 30 percent of the family's income.

35 (b) "Dwelling unit" means a residential living unit that provides  
36 complete independent living facilities for one or more persons and  
37 that includes permanent provisions for living, sleeping, eating,  
38 cooking, and sanitation, and that is sold or rented separately from  
39 other dwelling units.

1 (c) "Low-income household" means a single person, family, or  
2 unrelated persons living together whose adjusted income is less than  
3 80 percent of the median family income, adjusted for household size,  
4 for the county where the household is located, as reported by the  
5 United States department of housing and urban development, or less  
6 than 80 percent of the city's median income if the project is located  
7 in the city, the city has median income of more than 20 percent above  
8 the county median income, and the city has adopted an alternative  
9 local median income.

10 (d) "Moderate-income household" means a single person, family, or  
11 unrelated persons living together whose adjusted income is at or  
12 below 120 percent of the median household income, adjusted for  
13 household size, for the county where the household is located, as  
14 reported by the United States department of housing and urban  
15 development, or less than 120 percent of the city's median income if  
16 the project is located in the city, the city has median income of  
17 more than 20 percent above the county median income, and the city has  
18 adopted an alternative local median income.

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