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**SUBSTITUTE SENATE BILL 5657**

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**State of Washington**

**68th Legislature**

**2023 Regular Session**

**By** Senate State Government & Elections (originally sponsored by Senators J. Wilson, Mullet, and L. Wilson)

READ FIRST TIME 02/17/23.

1 AN ACT Relating to city and town permitting of kit homes;  
2 amending RCW 19.27.015; adding a new section to chapter 19.27 RCW;  
3 and creating a new section.

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

5 NEW SECTION. **Sec. 1.** The legislature finds that the state of  
6 Washington is in a housing crisis. The best way to combat this crisis  
7 is to simplify and streamline the ability to build inexpensive  
8 affordable homes.

9 **Sec. 2.** RCW 19.27.015 and 2018 c 207 s 1 are each amended to  
10 read as follows:

11 As used in this chapter:

12 (1) "Agricultural structure" means a structure designed and  
13 constructed to house farm implements, hay, grain, poultry, livestock,  
14 or other horticultural products. This structure may not be a place of  
15 human habitation or a place of employment where agricultural products  
16 are processed, treated, or packaged, nor may it be a place used by  
17 the public.

18 (2) "City" means a city or town.

19 (3) "Commercial building permit" means a building permit issued  
20 by a city or a county to construct, enlarge, alter, repair, move,

1 demolish, or change the occupancy of any building not covered by a  
2 residential building permit.

3 (4) "Kit homes" mean structures designed and constructed in a  
4 factory to sufficient life, health, and safety standards to be  
5 utilized as housing for at least 10 years to be assembled on-site  
6 with or without a permanent foundation.

7 (5) "Multifamily residential building" means common wall  
8 residential buildings that consist of four or fewer units, that do  
9 not exceed two stories in height, that are less than five thousand  
10 square feet in area, and that have a one-hour fire-resistive  
11 occupancy separation between units.

12 ((+5)) (6) "Residential building permit" means a building permit  
13 issued by a city or a county to construct, enlarge, alter, repair,  
14 move, demolish, or change the occupancy of any building containing  
15 only dwelling units used for independent living of one or more  
16 persons including permanent provisions for living, sleeping, eating,  
17 cooking, and sanitation, and structures accessory to dwelling units,  
18 such as detached garages and storage buildings.

19 ((+6)) (7) "Temporary growing structure" means a structure that  
20 has the sides and roof covered with polyethylene, polyvinyl, or  
21 similar flexible synthetic material and is used to provide plants  
22 with either frost protection or increased heat retention.

23 NEW SECTION. Sec. 3. A new section is added to chapter 19.27  
24 RCW to read as follows:

25 Kit homes under 800 square feet on private property or on public  
26 property within a planned unit development are exempt from this  
27 chapter subject to permitting by incorporated cities or towns and  
28 local fire safety regulations.

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