

HB 1345 - H AMD 1478

By Representative Peterson

ADOPTED 01/22/2026

1 On page 2, line 23, after "parcel;" strike "and"

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3 On page 2, line 24, after "(j)" insert "The detached accessory
4 dwelling unit must not be allowed on nonconforming lots under one
5 acre; and

6 (k)"

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8 On page 3, line 20, after "period" strike "within the overall
9 underlying density" and insert "so that the housing units will not
10 exceed the underlying densities for the comprehensive plan
11 designations and zones"

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13 On page 3, line 21, after "areas;" strike "and"

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15 On page 3, beginning on line 23, after "plan" strike all material
16 through "areas" on line 25 and insert "under (b) of this subsection"

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18 On page 3, line 26, after "years" insert "; and

19 (d) The county must include the following limits on population
20 growth targets in its comprehensive plan:

21 (i) If the county is a rural county as defined in RCW 43.160.020,
22 the county may allocate no more than 10 percent of its rural
23 population target to detached accessory dwelling units; and

24 (ii) If the county is not a rural county as defined in RCW
25 43.160.020, the county may allocate no more than seven percent of its
26 rural population target to detached accessory dwelling units"

EFFECT: Makes the following changes to the underlying bill:

- Specifies that fully planning counties under the Growth Management Act that choose to allow detached accessory dwelling units (DADUs) outside of urban growth areas (UGAs) must prohibit these DADUs from being allowed on nonconforming lots under one acre.
- Requires these counties to use data about the number of completed DADU permits to update their comprehensive plans to properly account for the actual and projected development of DADUs so that the housing units will not exceed the underlying densities for the comprehensive plan designations and zones outside of UGAs.
- Requires these counties to include the following limits on population growth targets in their comprehensive plans: (1) Rural counties may allocate no more than 10 percent of their rural population target to DADUs; and (2) Counties that are not rural may allocate no more than 7 percent of their rural population target to DADUs.

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