

**2SHB 1443 - H AMD 1613**

By Representative Gregerson

**NOT CONSIDERED 03/12/2026**

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

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

5 (1) Any city or county planning under RCW 36.70A.040 must allow  
6 at least one mobile dwelling on each lot zoned for residential use if  
7 the following conditions are met:

8 (a) The lot has at least one existing, occupied housing unit; and  
9 (b) The lot is located within an urban growth area.

10 (2) A mobile dwelling may not be located in shorelines of the  
11 state as defined in RCW 90.58.030 or in natural resource lands and  
12 critical areas designated under RCW 36.70A.170.

13 (3) A mobile dwelling must be placed in a location on the lot  
14 where a parked, unoccupied recreational vehicle would be allowed  
15 under local ordinances.

16 (4) A mobile dwelling must only be placed on private property. A  
17 city or county may take enforcement action, including removal,  
18 against a mobile dwelling that encroaches on public property.

19 (5) Nothing in this section prohibits a city or county from  
20 enforcing local nuisance or junk vehicle ordinances.

21 (6) A mobile dwelling must be connected to electrical service  
22 through a dedicated outlet on a service pedestal or on the primary  
23 dwelling, which must be a minimum 20 amp, ground fault circuit  
24 interrupter protected, dedicated circuit.

25 (7)(a) If a mobile dwelling has internal plumbing, it must be  
26 connected to potable water and sanitary sewer services as follows:

27 (i) Water connections may be made through a sanitary yard hydrant  
28 certified for potable use or an antisiphon hose bib certified for  
29 potable use from an existing home on the lot, with connections from  
30 the vehicle to the hose bib made with a flexible hose rated for  
31 potable water, and an approved double check valve assembly must be

1 installed downstream of the water meter and inspected and reported as  
2 required by the water system; and

3 (ii) Sewer and sanitary connections may be made through a  
4 permitted sewer lateral clean out from the sanitary sewer line of an  
5 existing housing unit on the property.

6 (b) If a mobile dwelling does not have internal plumbing, the  
7 occupants must have access to potable water, toilets, and showers in  
8 an existing housing unit on the lot.

9 (8) A mobile dwelling authorized under this section is subject to  
10 the provisions relating to dwelling units in the residential  
11 landlord-tenant act, chapter 59.18 RCW, including, but not limited  
12 to, requirements relating to the habitability of dwelling units.

13 (9) Cities and counties must use standard permitting and  
14 inspection procedures for new utility hookups for mobile dwellings,  
15 including electric, water, and sewer cleanouts. Cities and counties  
16 may not adopt inspection requirements applicable to mobile dwellings  
17 for fire, health, and life safety issues that are more restrictive  
18 than those imposed on other rental units.

19 (10) Each mobile dwelling on a lot may be considered an accessory  
20 dwelling unit for the purpose of calculating the number of accessory  
21 dwelling units allowed on a single-family lot under RCW 36.70A.681.

22 (11) A city or county may restrict the use of mobile dwellings  
23 for short-term rentals.

24 (12) If a lot is part of a common interest community, the  
25 requirements in subsection (1) of this section apply only if the  
26 community is subject to chapter 64.38 RCW or is a plat community  
27 subject to chapter 64.90 RCW.

28 (13) For the purposes of this section, "mobile dwelling" means:

29 (a) A vehicular-type unit primarily designed for recreational  
30 camping or travel use that has its own motive power or is mounted on  
31 or towed by another vehicle, including travel trailers, fifth-wheel  
32 trailers, folding camping trailers, truck campers, and motor homes;  
33 or

34 (b) A tiny house with wheels.

35 (14) A city required to submit its next comprehensive plan update  
36 in 2027, pursuant to RCW 36.70A.130, must adopt or amend by  
37 ordinance, and incorporate into its development regulations, zoning  
38 regulations, and other official controls, the requirements of this  
39 section in its next comprehensive plan update. All other cities  
40 required to plan under RCW 36.70A.040 must implement the requirements

1 of this section within two years of the effective date of this  
2 section.

3 **Sec. 2.** RCW 59.18.030 and 2023 c 331 s 2 and 2023 c 277 s 10 are  
4 each reenacted and amended to read as follows:

5 As used in this chapter:

6 (1) "Active duty" means service authorized by the president of  
7 the United States, the secretary of defense, or the governor for a  
8 period of more than 30 consecutive days.

9 (2) "Certificate of inspection" means an unsworn statement,  
10 declaration, verification, or certificate made in accordance with the  
11 requirements of chapter 5.50 RCW by a qualified inspector that states  
12 that the landlord has not failed to fulfill any substantial  
13 obligation imposed under RCW 59.18.060 that endangers or impairs the  
14 health or safety of a tenant, including (a) structural members that  
15 are of insufficient size or strength to carry imposed loads with  
16 safety, (b) exposure of the occupants to the weather, (c) plumbing  
17 and sanitation defects that directly expose the occupants to the risk  
18 of illness or injury, (d) not providing facilities adequate to supply  
19 heat and water and hot water as reasonably required by the tenant,  
20 (e) providing heating or ventilation systems that are not functional  
21 or are hazardous, (f) defective, hazardous, or missing electrical  
22 wiring or electrical service, (g) defective or hazardous exits that  
23 increase the risk of injury to occupants, and (h) conditions that  
24 increase the risk of fire.

25 (3) "Commercially reasonable manner," with respect to a sale of a  
26 deceased tenant's personal property, means a sale where every aspect  
27 of the sale, including the method, manner, time, place, and other  
28 terms, must be commercially reasonable. If commercially reasonable, a  
29 landlord may sell the tenant's property by public or private  
30 proceedings, by one or more contracts, as a unit or in parcels, and  
31 at any time and place and on any terms.

32 (4) "Comprehensive reusable tenant screening report" means a  
33 tenant screening report prepared by a consumer reporting agency at  
34 the direction of and paid for by the prospective tenant and made  
35 available directly to a prospective landlord at no charge, which  
36 contains all of the following: (a) A consumer credit report prepared  
37 by a consumer reporting agency within the past 30 days; (b) the  
38 prospective tenant's criminal history; (c) the prospective tenant's

1 eviction history; (d) an employment verification; and (e) the  
2 prospective tenant's address and rental history.

3 (5) "Criminal history" means a report containing or summarizing  
4 (a) the prospective tenant's criminal convictions and pending cases,  
5 the final disposition of which antedates the report by no more than  
6 seven years, and (b) the results of a sex offender registry and  
7 United States department of the treasury's office of foreign assets  
8 control search, all based on at least seven years of address history  
9 and alias information provided by the prospective tenant or available  
10 in the consumer credit report.

11 (6) "Designated person" means a person designated by the tenant  
12 under RCW 59.18.590.

13 (7) "Distressed home" has the same meaning as in RCW 61.34.020.

14 (8) "Distressed home conveyance" has the same meaning as in RCW  
15 61.34.020.

16 (9) "Distressed home purchaser" has the same meaning as in RCW  
17 61.34.020.

18 (10) "Dwelling unit" is a structure or that part of a structure  
19 which is used as a home, residence, or sleeping place by one person  
20 or by two or more persons maintaining a common household, including  
21 but not limited to single-family residences ~~((and))~~; units of  
22 multiplexes, apartment buildings, and mobile homes; and mobile  
23 dwelling as defined in section 1 of this act or, if the tenant owns  
24 the mobile dwelling, only the land and utility connections serving  
25 the mobile dwelling.

26 (11) "Eviction history" means a report containing or summarizing  
27 the contents of any records of unlawful detainer actions concerning  
28 the prospective tenant that are reportable in accordance with state  
29 law, are lawful for landlords to consider, and are obtained after a  
30 search based on at least seven years of address history and alias  
31 information provided by the prospective tenant or available in the  
32 consumer credit report.

33 (12) "Gang" means a group that: (a) Consists of three or more  
34 persons; (b) has identifiable leadership or an identifiable name,  
35 sign, or symbol; and (c) on an ongoing basis, regularly conspires and  
36 acts in concert mainly for criminal purposes.

37 (13) "Gang-related activity" means any activity that occurs  
38 within the gang or advances a gang purpose.

1 (14) "Immediate family" includes state registered domestic  
2 partner, spouse, parents, grandparents, children, including foster  
3 children, siblings, and in-laws.

4 (15) "In danger of foreclosure" means any of the following:

5 (a) The homeowner has defaulted on the mortgage and, under the  
6 terms of the mortgage, the mortgagee has the right to accelerate full  
7 payment of the mortgage and repossess, sell, or cause to be sold the  
8 property;

9 (b) The homeowner is at least 30 days delinquent on any loan that  
10 is secured by the property; or

11 (c) The homeowner has a good faith belief that he or she is  
12 likely to default on the mortgage within the upcoming four months due  
13 to a lack of funds, and the homeowner has reported this belief to:

14 (i) The mortgagee;

15 (ii) A person licensed or required to be licensed under chapter  
16 19.134 RCW;

17 (iii) A person licensed or required to be licensed under chapter  
18 19.146 RCW;

19 (iv) A person licensed or required to be licensed under chapter  
20 18.85 RCW;

21 (v) An attorney-at-law;

22 (vi) A mortgage counselor or other credit counselor licensed or  
23 certified by any federal, state, or local agency; or

24 (vii) Any other party to a distressed property conveyance.

25 (16) "Landlord" means the owner, lessor, or sublessor of the  
26 dwelling unit or the property of which it is a part, and in addition  
27 means any person designated as representative of the owner, lessor,  
28 or sublessor including, but not limited to, an agent, a resident  
29 manager, or a designated property manager.

30 (17) "Mortgage" is used in the general sense and includes all  
31 instruments, including deeds of trust, that are used to secure an  
32 obligation by an interest in real property.

33 (18) "Orders" means written official military orders, or any  
34 written notification, certification, or verification from the service  
35 member's commanding officer, with respect to the service member's  
36 current or future military status.

37 (19) "Owner" means one or more persons, jointly or severally, in  
38 whom is vested:

39 (a) All or any part of the legal title to property; or

1 (b) All or part of the beneficial ownership, and a right to  
2 present use and enjoyment of the property.

3 (20) "Permanent change of station" means: (a) Transfer to a unit  
4 located at another port or duty station; (b) change in a unit's home  
5 port or permanent duty station; (c) call to active duty for a period  
6 not less than 90 days; (d) separation; or (e) retirement.

7 (21) "Person" means an individual, group of individuals,  
8 corporation, government, or governmental agency, business trust,  
9 estate, trust, partnership, or association, two or more persons  
10 having a joint or common interest, or any other legal or commercial  
11 entity.

12 (22) "Premises" means a dwelling unit, appurtenances thereto,  
13 grounds, and facilities held out for the use of tenants generally and  
14 any other area or facility which is held out for use by the tenant.

15 (23) "Property" or "rental property" means all dwelling units on  
16 a contiguous quantity of land managed by the same landlord as a  
17 single, rental complex.

18 (24) "Prospective landlord" means a landlord or a person who  
19 advertises, solicits, offers, or otherwise holds a dwelling unit out  
20 as available for rent.

21 (25) "Prospective tenant" means a tenant or a person who has  
22 applied for residential housing that is governed under this chapter.

23 (26) "Qualified inspector" means a United States department of  
24 housing and urban development certified inspector; a Washington state  
25 licensed home inspector; an American society of home inspectors  
26 certified inspector; a private inspector certified by the national  
27 association of housing and redevelopment officials, the American  
28 association of code enforcement, or other comparable professional  
29 association as approved by the local municipality; a municipal code  
30 enforcement officer; a Washington licensed structural engineer; or a  
31 Washington licensed architect.

32 (27) "Reasonable attorneys' fees," where authorized in this  
33 chapter, means an amount to be determined including the following  
34 factors: The time and labor required, the novelty and difficulty of  
35 the questions involved, the skill requisite to perform the legal  
36 service properly, the fee customarily charged in the locality for  
37 similar legal services, the amount involved and the results obtained,  
38 and the experience, reputation and ability of the lawyer or lawyers  
39 performing the services.

1 (28) "Reasonable manner," with respect to disposing of a deceased  
2 tenant's personal property, means to dispose of the property by  
3 donation to a not-for-profit charitable organization, by removal of  
4 the property by a trash hauler or recycler, or by any other method  
5 that is reasonable under the circumstances.

6 (29) "Rent" or "rental amount" means recurring and periodic  
7 charges identified in the rental agreement for the use and occupancy  
8 of the premises, which may include charges for utilities. Except as  
9 provided in RCW 59.18.283(3), these terms do not include nonrecurring  
10 charges for costs incurred due to late payment, damages, deposits,  
11 legal costs, or other fees, including attorneys' fees.

12 (30) "Rental agreement" or "lease" means all agreements which  
13 establish or modify the terms, conditions, rules, regulations, or any  
14 other provisions concerning the use and occupancy of a dwelling unit.

15 (31) "Service member" means an active member of the United States  
16 armed forces, a member of a military reserve component, or a member  
17 of the national guard who is either stationed in or a resident of  
18 Washington state.

19 (32) A "single-family residence" is a structure maintained and  
20 used as a single dwelling unit. Notwithstanding that a dwelling unit  
21 shares one or more walls with another dwelling unit, it shall be  
22 deemed a single-family residence if it has direct access to a street  
23 and shares neither heating facilities nor hot water equipment, nor  
24 any other essential facility or service, with any other dwelling  
25 unit.

26 (33) "Subsidized housing" refers to rental housing for very low-  
27 income or low-income households that is a dwelling unit operated  
28 directly by a public housing authority or its affiliate, or that is  
29 insured, financed, or assisted in whole or in part through one of the  
30 following sources:

31 (a) A federal program or state housing program administered by  
32 the department of commerce or the Washington state housing finance  
33 commission;

34 (b) A federal housing program administered by a city or county  
35 government;

36 (c) An affordable housing levy authorized under RCW 84.52.105; or

37 (d) The surcharges authorized in RCW 36.22.250 and any of the  
38 surcharges authorized in chapter 43.185C RCW.

1 (34) A "tenant" is any person who is entitled to occupy a  
2 dwelling unit primarily for living or dwelling purposes under a  
3 rental agreement.

4 (35) "Tenant representative" means:

5 (a) A personal representative of a deceased tenant's estate if  
6 known to the landlord;

7 (b) If the landlord has no knowledge that a personal  
8 representative has been appointed for the deceased tenant's estate, a  
9 person claiming to be a successor of the deceased tenant who has  
10 provided the landlord with proof of death and an affidavit made by  
11 the person that meets the requirements of RCW 11.62.010(2);

12 (c) In the absence of a personal representative under (a) of this  
13 subsection or a person claiming to be a successor under (b) of this  
14 subsection, a designated person; or

15 (d) In the absence of a personal representative under (a) of this  
16 subsection, a person claiming to be a successor under (b) of this  
17 subsection, or a designated person under (c) of this subsection, any  
18 person who provides the landlord with reasonable evidence that he or  
19 she is a successor of the deceased tenant as defined in RCW  
20 11.62.005. The landlord has no obligation to identify all of the  
21 deceased tenant's successors.

22 (36) "Tenant screening" means using a consumer report or other  
23 information about a prospective tenant in deciding whether to make or  
24 accept an offer for residential rental property to or from a  
25 prospective tenant.

26 (37) "Tenant screening report" means a consumer report as defined  
27 in RCW 19.182.010 and any other information collected by a tenant  
28 screening service.

29 (38) "Transitional housing" means housing units owned, operated,  
30 or managed by a nonprofit organization or governmental entity in  
31 which supportive services are provided to individuals and families  
32 that were formerly homeless, with the intent to stabilize them and  
33 move them to permanent housing within a period of not more than 24  
34 months, or longer if the program is limited to tenants within a  
35 specified age range or the program is intended for tenants in need of  
36 time to complete and transition from educational or training or  
37 service programs.

38 (39) "Wear resulting from ordinary use of the premises" means  
39 deterioration that results from the intended use of a dwelling unit,  
40 including breakage or malfunction due to age or deteriorated

1 condition. Such wear does not include deterioration that results from  
2 negligence, carelessness, accident, or abuse of the premises,  
3 fixtures, equipment, appliances, or furnishings by the tenant,  
4 immediate family member, occupant, or guest.

5 NEW SECTION. **Sec. 3.** A new section is added to chapter 64.38  
6 RCW to read as follows:

7 (1) Governing documents of associations that are created after  
8 the effective date of this section may not actively or effectively  
9 prohibit at least one mobile dwelling on each lot zoned for  
10 residential use as required in section 1 of this act.

11 (2) This section expires January 1, 2028.

12 NEW SECTION. **Sec. 4.** A new section is added to chapter 64.90  
13 RCW to read as follows:

14 Declarations and governing documents of a common interest  
15 community created after the effective date of this section may not  
16 actively or effectively prohibit at least one mobile dwelling on each  
17 lot zoned for residential use as required in section 1 of this act.

18 NEW SECTION. **Sec. 5.** If specific funding for the purposes of  
19 this act, referencing this act by bill or chapter number, is not  
20 provided by June 30, 2026, in the omnibus appropriations act, this  
21 act is null and void."

22 Correct the title.

EFFECT: Requires at least one mobile dwelling to be allowed, instead of up to two. Requires the existing housing unit on the lot to be occupied. Requires the dwelling unit to be located in a location on the lot where a parked, unoccupied recreational vehicle would be allowed under local ordinances. Limits mobile dwelling units to private property and allows a city or county to take enforcement action, including removal, against a mobile dwelling on public property. States that nothing in this act prohibits cities and counties from enforcing local nuisance or junk vehicle ordinances. Prohibits the adoption of fire, health, and life safety inspection requirements for mobile dwellings that are more restrictive than those imposed on other rental units and eliminates the prohibition against inspecting the mobile dwelling itself. Allows a mobile dwelling to be considered an accessory dwelling unit (ADU) for the purpose of calculating the number of ADUs allowed on a single-family lot. Allows a city or county to restrict the use of mobile dwellings for short-term rentals. Exempts lots with condominiums from the provisions of this act. Prohibits the declarations and governing documents of homeowners associations created after the effective date

of this act from actively or effectively prohibiting at least one mobile dwelling on each residential lot (instead of prohibiting common interest communities from creating restrictions, covenants, conditions, declarations, bylaws, rules, governing document provisions, or master deed provisions that actively or effectively prohibit mobile dwellings as provided in this act). Applies the Residential Landlord-Tenant Act to mobile dwellings, including standards related to the habitability of dwelling units.

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