

E2SSB 6026 - H AMD TO APP COMM AMD (H-3765.1) **2427**

By Representative Duerr

ADOPTED 03/05/2026

1 On page 1, line 20 of the striking amendment, after "area" insert
2 ", including zones with an employment overlay prohibiting all
3 residential uses adopted prior to the effective date of this section"

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5 On page 3, line 16 of the striking amendment, after "(3)" insert
6 "(a) Any city or county subject to the requirements of subsection (1)
7 of this section shall provide an administrative process for applicants
8 to request a reduction or waiver from the ground floor commercial or
9 retail use regulations applicable to a property. The county's or
10 city's review of such a request must include consideration of the
11 merits of the project and the increase in the number of dwelling units
12 that would result from the reduction or waiver, and may also include
13 consideration of other factors as the county or city deems
14 appropriate. The city or county may establish criteria, timelines, and
15 an application processes for a city's or county's review of the
16 reduction or waiver request.

17 (b) A county or city that has established a process prior to the
18 effective date of this section for the review of requests for the
19 reduction or waiver of ground floor commercial or retail use
20 regulations is not required to adopt a new process under this
21 subsection.

22 (4)"

23
24 Renumber the remaining subsections consecutively and correct any
25 internal references accordingly.

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EFFECT:

- Specifies that a zone with an employment overlay that prohibits all residential uses that was adopted prior to the effective date of the bill is included in an exemption applicable to industrial zones from the prohibition on excluding residential uses in areas zoned for commercial and mixed use.
- Requires counties and cities subject to the requirements in the bill to provide for an administrative process for applicants to request a reduction in, or waiver of, ground floor commercial or retail requirements applicable to a property, and provides certain criteria that must be considered when a county or city reviews such a request.
- Provides that counties and cities that have established a process prior to the effective date of the bill for reviewing requests for waivers or reductions of ground floor commercial or retail regulations does not need to adopt a new process for review.

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