

SSB 5055 - S AMD 100
By Senator Warnick

NOT ADOPTED 03/04/2025

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

3 "NEW SECTION. **Sec. 1.** A new section is added to chapter 19.27
4 RCW to read as follows:

5 Agricultural buildings used for agritourism activities, as
6 defined in RCW 4.24.830, are not subject to building code standards
7 that apply to a commercial building permit, except standards to meet
8 all life and fire safety requirements, if the building is only used
9 for agritourism activities six months or less every year.

10 NEW SECTION. **Sec. 2.** A new section is added to chapter 36.70
11 RCW to read as follows:

12 (1) Counties may adopt ordinances to permit agritourism
13 activities, as defined in RCW 4.24.830, that generate supplemental
14 income for farms in agricultural zones. Such activities may include
15 direct sales, educational activities, entertainment, seasonal outdoor
16 activities, and hospitality. In order to be included as accessory
17 uses, activities must promote agriculture and rural character within
18 agricultural zones and must be related to the on-site agriculture.
19 Activities must be consistent with the size, scale, and intensity of
20 existing agricultural uses on the property.

21 (2) Ordinances under this section may only be adopted after
22 notice is given to affected landowners and the public is given an
23 opportunity to review and comment on the ordinance.

24 NEW SECTION. **Sec. 3.** A new section is added to chapter 36.70A
25 RCW to read as follows:

26 (1) Counties may adopt ordinances to permit agritourism
27 activities, as defined in RCW 4.24.830, that generate supplemental
28 income for farms in agricultural zones. Such activities may include
29 direct sales, educational activities, entertainment, seasonal outdoor
30 activities, and hospitality. In order to be included as accessory

1 uses, activities must promote agriculture and rural character within
2 agricultural zones and must be related to the on-site agriculture.
3 Activities must be consistent with the size, scale, and intensity of
4 existing agricultural uses on the property.

5 (2) Ordinances under this section may only be adopted after
6 notice is given to affected landowners and the public is given an
7 opportunity to review and comment on the ordinance."

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8 On page 1, line 1 of the title, after "Washington;" strike the
9 remainder of the title and insert "adding a new section to chapter
10 19.27 RCW; adding a new section to chapter 36.70 RCW; and adding a
11 new section to chapter 36.70A RCW."

EFFECT: Removes language about consultation and adds language regarding the size, scale, and intensity of activities. Adds language requiring notice and public comment. Adds a new section to the planning enabling act and the growth management act giving counties the authority to adopt ordinances regarding agritourism.

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