

SB 5471 - S AMD 47
By Senator Bateman

ADOPTED 02/19/2025

1 On page 1, line 13, after "(1)" insert "(a)"

2 On page 1, line 14, after "in" strike "designated urban growth
3 areas,"

4 On page 1, at the beginning of line 17, strike "(2)" and insert
5 "(b)"

6 On page 2, at the beginning of line 1, strike "(a)" and insert
7 "(i)"

8 On page 2, at the beginning of line 7, strike "(b)" and insert
9 "(ii)"

10 On page 2, at the beginning of line 13, strike "(c)" and insert
11 "(iii)"

12 On page 2, after line 14, insert the following:

13 "(2)(a) At least one middle housing unit on each parcel that
14 permits single-family residences in designated urban growth areas.

15 (b) If a county takes action authorized by this subsection, it
16 may not authorize more than four residential units per lot within the
17 designated urban growth area and its development regulations must:

18 (i) Not require any standards for middle housing that are more
19 restrictive than those required for detached single-family
20 residences, but may apply any objective development regulations that
21 are required for detached single-family residences, including, but
22 not limited to, setback, lot coverage, stormwater, clearing, and tree
23 canopy and retention requirements;

24 (ii) Apply to middle housing the same development permit and
25 environmental review processes that apply to detached single-family
26 residences, unless otherwise required by state law, including, but
27 not limited to, shoreline regulations under chapter 90.58 RCW,
28 building codes under chapter 19.27 RCW, energy codes under chapter
29 19.27A RCW, or electrical codes under chapter 19.28 RCW; and

1 (iii) Require that middle housing in designated urban growth
2 areas be served by water and sewer services."

EFFECT: Separates requirements for counties authorizing middle housing in limited areas of more intensive development and in urban growth areas into respective sections. Requires that middle housing in designated urban growth areas be served by water and sewer services.

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