
Local Government Committee

HB 1299

Brief Description: Concerning minimum parking requirements.

Sponsors: Representatives Peterson, Fitzgibbon, Berry, Street, Simmons, Reed, Macri, Ramel, Nance and Doglio.

<p style="text-align: center;">Brief Summary of Bill</p> <ul style="list-style-type: none">• Limits the number of parking spots that cities and counties may impose for residential and commercial buildings of a certain size.• Prohibits minimum parking requirements for specified building types.

Hearing Date: 2/4/25

Staff: Elizabeth Allison (786-7129).

Background:

Minimum Parking Requirements.

Cities and counties have broad authority to regulate parking in their jurisdictions. Cities and counties are subject to certain minimum parking requirements, such as parking minimums for certain types of housing within a specified distance of a transit stop and restrictions on parking requirements for accessory dwelling units within a specified distance of a transit stop. Some affordable housing incentive programs offer incentives for parking reductions.

People with disabilities are granted access to accessible parking spaces. Such individuals receive special license plates or placards that must be hung in their vehicles to park in accessible spaces.

Summary of Bill:

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not part of the legislation nor does it constitute a statement of legislative intent.

Cities and counties may not require any minimum parking requirements for the following:

- existing buildings undergoing change of use, including vacant buildings;
- residences under 1,200 square feet;
- commercial spaces under 5,000 square feet;
- affordable housing;
- senior housing;
- housing for people with disabilities;
- facilities that serve alcohol;
- child care facilities; and
- commercial spaces in mixed-use projects.

Code cities may not require more than one parking space per residential dwelling unit, and counties and non-code cities may not require more than 0.5 parking spaces per residential dwelling unit. Cities and counties may not require more than one parking space per 1,000 square feet of commercial space.

These requirements do not apply to accessible parking spaces in compliance with the Americans with Disabilities Act.

Minimum parking requirements for cities and counties planning under the Growth Management Act are repealed. Cities with a population of at least 10,000 that are within a county with a population density exceeding 100 people per square mile may not require off-street parking as a condition of permitting development of multifamily homes, middle housing, or accessory dwelling units that are located within one-half mile walking distance of transit service.

Appropriation: None.

Fiscal Note: Requested on January 29, 2025.

Effective Date: The bill takes effect 90 days after adjournment of the session in which the bill is passed.