

SENATE BILL REPORT

SB 5332

As of January 28, 2025

Title: An act relating to mobile dwellings.

Brief Description: Concerning mobile dwellings.

Sponsors: Senators Shewmake, Wilson, J., Bateman, Chapman, Nobles and Valdez.

Brief History:

Committee Activity: Housing: 1/29/25.

Brief Summary of Bill

- Requires any city or county planning under the Growth Management Act to allow at least one mobile dwelling unit on each lot zoned for residential use if certain conditions are met.

SENATE COMMITTEE ON HOUSING

Staff: Melissa Van Gorkom (786-7491)

Background: Growth Management Act. The Growth Management Act (GMA) is the comprehensive land use planning framework for counties and cities in Washington. The GMA establishes land use designation and environmental protection requirements for all Washington counties and cities. The GMA also establishes a significantly wider array of planning duties for 28 counties, and the cities within those counties, that are obligated to satisfy all planning requirements of the GMA. These jurisdictions are sometimes said to be fully planning under the GMA.

Counties that fully plan under the GMA are required to designate urban growth areas (UGAs) within their boundaries sufficient to accommodate a planned 20-year population projection range provided by the Office of Financial Management. Each city located within a planning county must be included within a UGA. Urban growth must be encouraged

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within the UGAs, and only growth that is not urban in nature can occur outside of the UGAs.

Common Interest Communities. A common interest community (CIC) is a form of real estate in which each unit owner or homeowner has an exclusive interest in a unit or lot and a shared or undivided interest in common area property. In Washington, several statutes govern residential CICs, such as condominiums and homeowners' associations. These groups can regulate or limit the use of property by its members.

Summary of Bill: The bill as referred to committee not considered.

Summary of Bill (Proposed Substitute): A mobile dwelling unit is a vehicular-type unit primarily designed for recreational camping or travel use that has its own motive power or is mounted on or towed by another vehicle, including travel trailers, fifth-wheel trailers, folding camping trailers, truck campers, and motor homes.

Any city or county planning under the GMA must allow at least one mobile dwelling unit on each lot zoned for residential use if the lot is:

- located within a UGA and has at least one existing housing unit;
- not a property where the city or county has determined housing development cannot be adequately served by water, sewer, or transportation systems; and
- not located in designated critical areas and natural resource lands, or a shoreline of the state.

The mobile dwelling unit must:

- be connected to electrical services through a dedicated outlet; and
- if the mobile dwelling unit has internal plumbing, be connected to potable water and sanitary sewer services, or if the mobile dwelling unit does not have internal plumbing, the occupant must have access to potable water, toilets, and showers in the existing housing unit on the lot.

Cities and counties must enforce standard inspection procedures for utility hookups to mobile dwelling units but may not require inspection of the mobile dwelling unit itself.

A CIC may not create a restriction, covenant, condition, declaration, bylaw, rule, provision of governing document, or master deed provision that prohibits at least one mobile dwelling unit on each lot zoned for residential use as required under the act.

Appropriation: None.

Fiscal Note: Available.

Creates Committee/Commission/Task Force that includes Legislative members: No.

Effective Date: Ninety days after adjournment of session in which bill is passed.