
SUBSTITUTE HOUSE BILL 1443

State of Washington

69th Legislature

2025 Regular Session

By House Housing (originally sponsored by Representatives Gregerson, Barkis, Peterson, Low, Duerr, Reed, Parshley, Nance, Bernbaum, Ormsby, Hill, and Simmons)

1 AN ACT Relating to mobile dwellings; adding a new section to
2 chapter 36.70A RCW; adding a new section to chapter 64.32 RCW; adding
3 a new section to chapter 64.34 RCW; adding a new section to chapter
4 64.38 RCW; adding a new section to chapter 64.90 RCW; and providing
5 expiration dates.

6 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

7 NEW SECTION. **Sec. 1.** A new section is added to chapter 36.70A
8 RCW to read as follows:

9 (1) Any city or county planning under RCW 36.70A.040 must allow
10 at least one mobile dwelling on each lot zoned for residential use if
11 the following conditions are met:

12 (a) The lot has at least one existing housing unit;

13 (b) The lot is located within an urban growth area; and

14 (c) The mobile dwelling is not located in shorelines of the state
15 as defined in RCW 90.58.030 or in natural resource lands and critical
16 areas designated under RCW 36.70A.170.

17 (2) The mobile dwelling must be connected to electrical service
18 through a dedicated outlet on a service pedestal or on the primary
19 dwelling, which must be a minimum 20-amp, ground fault circuit
20 interrupter protected, dedicated circuit.

1 (3) (a) If a mobile dwelling has internal plumbing, it must be
2 connected to potable water and sanitary sewer services as follows:

3 (i) Water connections may be made through a yard hydrant
4 certified for potable use or an antisiphon hose bib certified for
5 potable use from an existing home on the lot, with connections from
6 the vehicle to the hose bib made with a flexible hose rated for
7 potable water; and

8 (ii) Sewer and sanitary connections may be made through a
9 permitted sewer lateral clean out from the sanitary sewer line of an
10 existing housing unit on the property.

11 (b) If a mobile dwelling does not have internal plumbing, the
12 occupants must have access to potable water, toilets, and showers in
13 an existing housing unit on the lot.

14 (4) Cities and counties must use standard permitting and
15 inspection procedures for new utility hookups for mobile dwellings,
16 including electric, water, and sewer cleanouts. Cities and counties
17 may not require inspection of the mobile dwelling itself.

18 (5) For the purposes of this section, "mobile dwelling" means:

19 (a) A vehicular-type unit primarily designed for recreational
20 camping or travel use that has its own motive power or is mounted on
21 or towed by another vehicle, including travel trailers, fifth-wheel
22 trailers, folding camping trailers, truck campers, and motor homes;
23 or

24 (b) A tiny house with wheels.

25 NEW SECTION. **Sec. 2.** A new section is added to chapter 64.32
26 RCW to read as follows:

27 (1) On or after the effective date of this section, an
28 association of apartment owners for a property located within a city
29 or county subject to the requirements in section 1 of this act may
30 not create a restriction, covenant, condition, declaration, bylaw,
31 rule, provision of a governing document, or a master deed provision
32 that actively or effectively prohibits at least one mobile dwelling
33 on each lot zoned for residential use as required in section 1 of
34 this act.

35 (2) This section expires January 1, 2028.

36 NEW SECTION. **Sec. 3.** A new section is added to chapter 64.34
37 RCW to read as follows:

1 (1) On or after the effective date of this section, an
2 association for a condominium located within a city or county subject
3 to the requirements in section 1 of this act may not create a
4 restriction, covenant, condition, declaration, bylaw, rule, provision
5 of a governing document, or a master deed provision that actively or
6 effectively prohibits at least one mobile dwelling on each lot zoned
7 for residential use as required in section 1 of this act.

8 (2) This section expires January 1, 2028.

9 NEW SECTION. **Sec. 4.** A new section is added to chapter 64.38
10 RCW to read as follows:

11 (1) On or after the effective date of this section, a homeowners'
12 association for property located in a city or county subject to the
13 requirements in section 1 of this act may not create a restriction,
14 covenant, condition, declaration, bylaw, rule, provision of a
15 governing document, or a master deed provision that actively or
16 effectively prohibits at least one mobile dwelling on each lot zoned
17 for residential use as required in section 1 of this act.

18 (2) This section expires January 1, 2028.

19 NEW SECTION. **Sec. 5.** A new section is added to chapter 64.90
20 RCW to read as follows:

21 On or after the effective date of this section, an association or
22 a declarant for a common interest community located within a city or
23 county subject to the requirements in section 1 of this act may not
24 create a restriction, covenant, condition, declaration, bylaw, rule,
25 provision of a governing document, or a master deed provision that
26 actively or effectively prohibits at least one mobile dwelling on
27 each lot zoned for residential use as required in section 1 of this
28 act.

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