
SECOND SUBSTITUTE HOUSE BILL 1443

State of Washington

69th Legislature

2025 Regular Session

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

READ FIRST TIME 02/28/25.

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; creating a new
5 section; and providing 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 up to two mobile dwellings 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) A 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) A 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 sanitary 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 an approved double check valve assembly must be
8 installed downstream of the water meter and inspected and reported as
9 required by the water system; and

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

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

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

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

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

26 (b) A tiny house with wheels.

27 (6) A city required to submit its next comprehensive plan update
28 in 2027, pursuant to RCW 36.70A.130, must adopt or amend by
29 ordinance, and incorporate into its development regulations, zoning
30 regulations, and other official controls, the requirements of this
31 section in its next comprehensive plan update. All other cities
32 required to plan under RCW 36.70A.040 must implement the requirements
33 of this section within two years of the effective date of this
34 section.

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

37 (1) On or after the effective date of this section, an
38 association of apartment owners for a property located within a city
39 or county subject to the requirements in section 1 of this act may

1 not create a restriction, covenant, condition, declaration, bylaw,
2 rule, provision of a governing document, or a master deed provision
3 that actively or effectively prohibits up to two mobile dwellings on
4 each lot zoned for residential use as required in section 1 of this
5 act.

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

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

9 (1) On or after the effective date of this section, an
10 association for a condominium located within a city or county subject
11 to the requirements in section 1 of this act may not create a
12 restriction, covenant, condition, declaration, bylaw, rule, provision
13 of a governing document, or a master deed provision that actively or
14 effectively prohibits up to two mobile dwellings on each lot zoned
15 for residential use as required in section 1 of this act.

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

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

19 (1) On or after the effective date of this section, a homeowners'
20 association for property located in a city or county subject to the
21 requirements in section 1 of this act may not create a restriction,
22 covenant, condition, declaration, bylaw, rule, provision of a
23 governing document, or a master deed provision that actively or
24 effectively prohibits up to two mobile dwellings on each lot zoned
25 for residential use as required in section 1 of this act.

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

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

29 On or after the effective date of this section, an association or
30 a declarant for a common interest community located within a city or
31 county subject to the requirements in section 1 of this act may not
32 create a restriction, covenant, condition, declaration, bylaw, rule,
33 provision of a governing document, or a master deed provision that
34 actively or effectively prohibits up to two mobile dwellings on each
35 lot zoned for residential use as required in section 1 of this act.

1 NEW SECTION. **Sec. 6.** If specific funding for the purposes of
2 this act, referencing this act by bill or chapter number, is not
3 provided by June 30, 2025, in the omnibus appropriations act, this
4 act is null and void.

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