
SUBSTITUTE SENATE BILL 5184

State of Washington

69th Legislature

2025 Regular Session

By Senate Housing (originally sponsored by Senators Bateman, Trudeau, Frame, Krishnadasan, Lias, Nobles, Pedersen, Salomon, Shewmake, and Stanford)

READ FIRST TIME 02/07/25.

1 AN ACT Relating to minimum parking requirements; adding a new
2 section to chapter 35.21 RCW; adding a new section to chapter 35A.21
3 RCW; adding a new section to chapter 36.01 RCW; creating new
4 sections; and repealing RCW 36.70A.620.

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

6 NEW SECTION. **Sec. 1.** The legislature finds that predetermined
7 on-site parking requirements needlessly drive up the cost of
8 development, particularly housing; discourage walking and multimodal
9 transit usage; and encourage excessive reliance of automobiles with
10 attendant impacts on human health and greenhouse gas emissions. The
11 legislature further finds that the amount of parking that a project
12 actually needs should be determined on a case-by-case basis by permit
13 applicants sensitive to actual market conditions rather than a one-
14 size-fits-all regulation.

15 NEW SECTION. **Sec. 2.** A new section is added to chapter 35.21
16 RCW to read as follows:

17 (1) A city may not require more than 0.5 parking space per
18 residential dwelling unit.

19 (2) A city may not require more than one parking space per 1,000
20 square feet of commercial space.

- 1 (3) A city may not require any minimum parking requirements for:
2 (a) Existing buildings undergoing change of use, including vacant
3 buildings;
4 (b) Residences under 1,200 square feet;
5 (c) Commercial spaces under 5,000 square feet;
6 (d) Affordable housing;
7 (e) Senior housing;
8 (f) Housing for people with disabilities;
9 (g) Facilities that serve alcohol;
10 (h) Child care facilities;
11 (i) Commercial spaces in mixed-use projects.

12 (4) For purposes of this section, "affordable housing" has the
13 same meaning as in RCW 36.70A.030.

14 (5) This section does not apply to accessible parking spaces in
15 compliance with the Americans with disabilities act.

16 (6) The provisions of this section do not apply to portions of
17 cities within a one-mile radius of a commercial airport in Washington
18 with at least 9,000,000 annual enplanements.

19 NEW SECTION. **Sec. 3.** A new section is added to chapter 35A.21
20 RCW to read as follows:

21 (1) A code city may not require more than 0.5 parking space per
22 residential dwelling unit.

23 (2) A code city may not require more than one parking space per
24 1,000 square feet of commercial space.

25 (3) A code city may not require any minimum parking requirements
26 for:

27 (a) Existing buildings undergoing change of use, including vacant
28 buildings;

29 (b) Residences under 1,200 square feet;

30 (c) Commercial spaces under 5,000 square feet;

31 (d) Affordable housing;

32 (e) Senior housing;

33 (f) Housing for people with disabilities;

34 (g) Facilities that serve alcohol;

35 (h) Child care facilities;

36 (i) Commercial spaces in mixed-use projects.

37 (4) For purposes of this section, "affordable housing" has the
38 same meaning as in RCW 36.70A.030.

1 (5) This section does not apply to accessible parking spaces in
2 compliance with the Americans with disabilities act.

3 (6) The provisions of this section do not apply to portions of
4 code cities within a one-mile radius of a commercial airport in
5 Washington with at least 9,000,000 annual enplanements.

6 NEW SECTION. **Sec. 4.** A new section is added to chapter 36.01
7 RCW to read as follows:

8 (1) A county may not require more than 0.5 parking space per
9 residential dwelling unit.

10 (2) A county may not require more than one parking space per
11 1,000 square feet of commercial space.

12 (3) A county may not require any minimum parking requirements
13 for:

14 (a) Existing buildings undergoing change of use, including vacant
15 buildings;

16 (b) Residences under 1,200 square feet;

17 (c) Commercial spaces under 5,000 square feet;

18 (d) Affordable housing;

19 (e) Senior housing;

20 (f) Housing for people with disabilities;

21 (g) Facilities that serve alcohol;

22 (h) Child care facilities;

23 (i) Commercial spaces in mixed-use projects.

24 (4) For purposes of this section, "affordable housing" has the
25 same meaning as in RCW 36.70A.030.

26 (5) This section does not apply to accessible parking spaces in
27 compliance with the Americans with disabilities act.

28 (6) The provisions of this section do not apply to portions of
29 counties within a one-mile radius of a commercial airport in
30 Washington with at least 9,000,000 annual enplanements.

31 NEW SECTION. **Sec. 5.** RCW 36.70A.620 (Cities planning under RCW
32 36.70A.040—Minimum residential parking requirements) and 2020 c 173 s
33 3 & 2019 c 348 s 5 are each repealed.

34 NEW SECTION. **Sec. 6.** This act may be known and cited as the
35 parking reform and modernization act.

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