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**SUBSTITUTE SENATE BILL 5249**

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**State of Washington**

**69th Legislature**

**2025 Regular Session**

**By** Senate Housing (originally sponsored by Senators J. Wilson and Chapman)

READ FIRST TIME 02/21/25.

1 AN ACT Relating to siting kit homes; amending RCW 35A.63.100;  
2 adding a new section to chapter 35.63 RCW; and adding a new section  
3 to chapter 36.70 RCW.

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

5 **Sec. 1.** RCW 35A.63.100 and 2018 c 302 s 4 are each amended to  
6 read as follows:

7 After approval of the comprehensive plan in accordance with  
8 provisions of this chapter, the legislative body, in developing the  
9 municipality and in regulating the use of land, may implement or give  
10 effect to the comprehensive plan or parts thereof by ordinance or  
11 other action to such extent as the legislative body deems necessary  
12 or appropriate. Such ordinances or other action may provide for:

13 (1) Adoption of an official map and regulations relating thereto  
14 designating locations and requirements for one or more of the  
15 following: Streets, parks, public buildings, and other public  
16 facilities, and protecting such sites against encroachment by  
17 buildings and other physical structures.

18 (2)(a)(i) Dividing the municipality, or portions thereof, into  
19 appropriate zones within which specific standards, requirements, and  
20 conditions may be provided for regulating: The use of public and  
21 private land, buildings, and structures; the location, height, bulk,

1 number of stories, and size of buildings and structures; size of  
2 yards, courts, and open spaces; density of population; ratio of land  
3 area to the area of buildings and structures; setbacks; area required  
4 for off-street parking; protection of access to direct sunlight for  
5 solar energy systems; and such other standards, requirements,  
6 regulations, and procedures as are appropriately related thereto.

7 (ii) Eliminating the minimum gross floor area requirements for  
8 single-family detached dwellings or reducing the requirements below  
9 the minimum performance standards and objectives contained in the  
10 state building code.

11 (iii) Permitting the use of kit homes which have been constructed  
12 in a factory and designed to sufficient life, health, and safety  
13 standards to be utilized as emergency housing provided that the  
14 municipality adopts by ordinance or other actions a process for  
15 inspecting the kit homes at least every five years to ensure they  
16 meet sufficient life, health, and safety standards to be utilized as  
17 housing. For the purpose of this section, "kit homes" means any  
18 structures intended for residential use that are comprised of  
19 prefabricated walls, floors, and roofs which are assembled on-site  
20 and are 800 square feet or smaller in size.

21 (b) The ordinance encompassing the matters of this subsection (2)  
22 is hereinafter called the "zoning ordinance." No zoning ordinance, or  
23 amendment thereto, shall be enacted by the legislative body without  
24 at least one public hearing, notice of which shall be given as set  
25 forth in RCW 35A.63.070. Such hearing may be held before the planning  
26 agency or the board of adjustment or such other body as the  
27 legislative body shall designate.

28 (3) Adoption of design standards, requirements, regulations, and  
29 procedures for the subdivision of land into two or more parcels,  
30 including, but not limited to, the approval of plats, dedications,  
31 acquisitions, improvements, and reservation of sites for public use.

32 (4) Scheduling public improvements on the basis of recommended  
33 priorities over a period of years, subject to periodic review.

34 (5) Such other matters as may be otherwise authorized by law or  
35 as the legislative body deems necessary or appropriate to effectuate  
36 the goals and objectives of the comprehensive plan or parts thereof  
37 and the purposes of this chapter.

38 NEW SECTION. Sec. 2. A new section is added to chapter 35.63  
39 RCW to read as follows:

1 (1) Cities may site kit homes in any zones or areas that allow  
2 single-family or other residential uses as well as in any other  
3 limited development space for the intention of providing emergency  
4 housing. Kit homes may be permitted for a limited time provided that  
5 the city adopts by ordinance or other actions a process for  
6 inspecting the kit homes at least every five years to ensure they  
7 meet sufficient life, health, and safety standards to be utilized as  
8 housing.

9 (2) For the purpose of this section, "kit homes" means any  
10 structures intended for residential use that are comprised of  
11 prefabricated walls, floors, and roofs which are assembled on-site  
12 and are 800 square feet or smaller in size.

13 NEW SECTION. **Sec. 3.** A new section is added to chapter 36.70  
14 RCW to read as follows:

15 (1) Counties may permit kit homes in zones or areas designated  
16 residential for the intention of providing emergency housing. In  
17 areas not zoned for permanent housing, but in which emergency housing  
18 is needed, counties may permit either the construction or placement,  
19 or both, of kit homes. Kit homes may be permitted for a limited time  
20 provided the county adopts by ordinance or other actions a process  
21 for inspecting the kit homes at least every five years to ensure they  
22 meet sufficient life, health, and safety standards to be utilized as  
23 housing.

24 (2) For the purpose of this section, "kit homes" means any  
25 structures intended for residential use that are comprised of  
26 prefabricated walls, floors, and roofs which are assembled on-site  
27 and are 800 square feet or smaller in size.

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