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**SENATE BILL 5332**

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**State of Washington**

**69th Legislature**

**2025 Regular Session**

**By** Senators Shewmake and J. Wilson

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 home on wheels 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 lot is not a property on which the city or county has  
15 determined that housing development cannot be adequately served by  
16 water, sewer, stormwater, or transportation systems.

17 (2) The home on wheels 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 home on wheels 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 or an  
4 antisiphon hose bib from an existing home on the lot, with  
5 connections from the vehicle to the hose bib made with a flexible  
6 hose rated for potable water; and

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

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

13 (4) Cities and counties must enforce standard inspection  
14 procedures for utility hookups to homes on wheels. Cities and  
15 counties may not require inspection of the home on wheels itself.

16 (5) For the purposes of this section, "home on wheels" means a  
17 vehicular-type unit primarily designed for recreational camping or  
18 travel use that has its own motive power or is mounted on or towed by  
19 another vehicle, including travel trailers, fifth-wheel trailers,  
20 folding camping trailers, truck campers, and motor homes.

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

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

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

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

33 (1) On or after the effective date of this section, an  
34 association for a condominium located within a city subject to the  
35 requirements in section 1 of this act may not create a restriction,  
36 covenant, condition, declaration, bylaw, rule, provision of a  
37 governing document, or a master deed provision that actively or

1 effectively prohibits at least one home on wheels on each lot zoned  
2 for residential use as required in section 1 of this act.

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

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

6 (1) On or after the effective date of this section, a homeowners'  
7 association for property located in a city subject to the  
8 requirements in section 1 of this act may not create a restriction,  
9 covenant, condition, declaration, bylaw, rule, provision of a  
10 governing document, or a master deed provision that actively or  
11 effectively prohibits at least one home on wheels on each lot zoned  
12 for residential use as required in section 1 of this act.

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

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

16 On or after the effective date of this section, an association or  
17 a declarant for a common interest community located within a city  
18 subject to the requirements in section 1 of this act may not create a  
19 restriction, covenant, condition, declaration, bylaw, rule, provision  
20 of a governing document, or a master deed provision that actively or  
21 effectively prohibits at least one home on wheels on each lot zoned  
22 for residential use as required in section 1 of this act.

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