

2023 Legislative Requirements			
Bill	Description	City Action	Timeline
ESHB 1337 – ADU updates	ADUs – allow 2 per lot, 1000 sq ft, clarified setbacks, parking requirements, remove owner occupied requirement, etc	April 2024 adopted ORD 24-1684	Completed – April 2024
ESHB 1042 – Existing MU/Comm buildings to Residential	<p>Allow housing units in existing commercial / MU buildings where MF housing is permitted.</p> <ul style="list-style-type: none"> Permitted to have 50% more units than what zone allows No additional design standards Retain existing parking but may not require additional parking 	<p>City to update Dev Regulations (LMC 19.23) prior to 2026.</p> <ul style="list-style-type: none"> Determine where exactly this is applicable – CSL, CSR, MUO Determine appropriate section for code addition 	2025 – Complete by Jan 1, 2026
ESHB 1293 – Objective Design Review	May only apply clear and objective regulations to the exterior design process. Design Review process must be concurrent, integrated into the permit review process. May not include more than 1 public hearing.	<p>Review and update Design Standards for residential and commercial design to ensure are “Objective” standards – very clear checklist, etc.</p> <ul style="list-style-type: none"> Phase out Design Review Board for residential and commercial review. Make design review an administrative (staff) process. 	2025 – Complete by Jan 1, 2026.
SSB 5290 – Local Permit Review Process	<p>Requires local jurisdictions to issue final residential permit decisions within specified time periods.</p> <ul style="list-style-type: none"> Determination of Completeness (28 days) Notice application (14 days after complete) Final decision <ul style="list-style-type: none"> 45 days (if no public notice) 70 days (for public notice) 120 days (for public notice and public hearing) <p>Annual Performance Report</p>	<p>Review local permit process timeline to assess whether additional action is necessary to ensure the required time periods are being met.</p> <p>Review current reporting practices and ensure the required annual performance statistics are being documented. Establish internal process for reporting to Commerce.</p> <p>City received \$140,000 from the Paper to Digital Transition grant to implement our new Smartgov permitting software. Funds are for related activity that occurred between July 1, 2024 and June 30, 2025.</p>	By June 30, 2025
HB 1181 – Climate Planning	Requires new Climate Element into City’s Comprehensive Plan. Element includes a Greenhouse Gas Reduction and a Climate Resiliency subelement.	<p>Include this new element to the City’s 2025 Comp Plan Update.</p> <p>City has hired a consultant team with Dept of Commerce funds to ensure our update includes these HB 1181 requirements.</p>	June 30, 2025 – must be adopted by Jan 1, 2026

2024 Legislative Requirements			
Bill	Description	City Action	Timeline
HB 1998 – Co-living Housing	Allows co-living housing in any zone that allows MF residential uses. Includes standards related to co-living housing: room size, parking, etc.	Include definition of Co-housing in LMC 17.01.030. Update MF zone language (LMC 19.17), and Mixed-Use Overlay language (LMC 19.23) to include “Co-housing” as a permitted use.	By Jan 1, 2026
SSB 6051 – Parking Standards	Deregulates local parking standards. <ul style="list-style-type: none"> Garages and carports can’t be required Parking spaces can be enclosed or unenclosed Parking can be tandem (1 per 20 ft) Existing non-conforming gravel parking areas can be included Parking spaces may not exceed 8x20, except ADA spaces Grass block paver areas may count toward minimum requirements. 	City will need to review and update Parking Chapter (LMC 19.51) to comply with these new requirements. <ul style="list-style-type: none"> Current code: enclosed garage – one of the spaces doesn’t count. Parking stall size – current is 9x19 	Bill is in effect – 2024 Did not find a deadline...but assume it is with the upcoming Dev Reg updates
SB 5258 – Impact Fees	Requires the adoption of impact fees that take unit size into account and produce a proportionately lower impact fee for smaller housing units. RCW 82.02	City will need to update Impact Fee calculations according to residential unit size, type, or number of bedrooms. The current impact fee calculates Transportation Fee based on single family (detached) or multifamily (attached), Fire fee is by 1-2 unit or 3+, Park is by – single family (1 unit) or multifamily (2+ units). The city can make this update when it adjusts the current fee structure, I assume this will be happening in 2025.	Jan 1, 2026
Other Housing Related Bills	SB 6157 – Allows cities to provide tax incentives for building conversion projects that provide affordable housing. HB 2071 – Convenes two tech advisory groups to recommend changes to IBC related to multiplex housing and minimum unit size. SB 6059 – Provides protections for Manufactured Home Communities.	These bills do not require specific action by the city.	