

**DUE WITH THE UPDATE BY DECEMBER 31, 2025:**

- **HB 1220 (2021)** – State-Projected Housing Needs and must allow emergency shelters, transitional housing, emergency housing and permanent supportive housing (PSH) (STEP) (RCW 36.70A.020, RCW 36.70A.070, RCW 35A.21.430, RCW 35A.21, and RCW 36.70A.390) – **COMPLETE**. Addressed by Ordinance No. O2021-019 (1/18/22) and by Housing Element update (2025).
- **ESSHB 1799 (2022)** – Organic materials management. (RCW 70A.205.040, RCW 70A.205.015, and others) – **COMPLETE**. Addressed by Ordinance No. O2022-019 (12/6/22).
- **SHB 1717 (2022)** – Tribal engagement – **NO DEVELOPMENT CODE CHANGES**. Addressed in part by Thurston County update to County-Wide Planning Policies (2025).
- HB 1220 – **NO DEVELOPMENT CODE CHANGES**. Addressed
- Bonus density on land owned by religious organizations (RCW 36.70A.545)
- May not regulate number of people in a household (RCW 35.21.682, RCW 35A.21.314, RCW 36.01.227)
- Limits on regulating homeless encampments on religious property (RCW 36.01.290, RCW 35.21.915, RCW 35A.21.360)
- Limit on amount of parking that may be required near transit (RCW 36.70A.620, ESSB 5184)
- Parking changes (RCW 36.70A.622)
- Allow 2 ADUs within urban growth areas (RCW 36.70A.680-2, HB 1337)
- Allow middle housing in 77 cities (RCW 36.70A.635, HB 1110)
- Clear objective design standards (RCW 36.70A.630 and 36.70B, HB 1293)

Bill / RCW	Short Description	Effect on Tumwater	Deadlines
<b>HB 5558</b> (Chapter 148, Laws of 2025) RCW 36.70A.130, RCW 36.70A.630, RCW 36.70A.635, RCW 36.70A.680,	Amendments to timelines for comprehensive plan and development regulations	<ul style="list-style-type: none"> <li>• Moves the deadlines for some of the required development code updates up from June 30, 2026, to December 31, 2025.</li> </ul>	December 31, 2025
<b>E2SHB 1110</b> RCW 36.70A.030, 36.70A.280, 43.21C.495, 43.21C.450, 36.70A, RCW; chapter 64.34 RCW; 64.32 RCW; 64.38 RCW; 64.90 RCW;.	Increasing middle housing in areas traditionally dedicated to single-family detached housing.	<ul style="list-style-type: none"> <li>• At least 2 units per lot in residential zones (except lots &lt;1,000 sf), unless higher-density zoning applies.</li> <li>• At least 4 units per lot in residential zones (except lots &lt;1,000 sf), unless higher-density zoning applies, if at</li> </ul>	December 31, 2025.

Bill / RCW	Short Description	Effect on Tumwater	Deadlines
		<p>least one unit is affordable housing. (Note: it does not appear Tumwater has any major transit stops by the bill's definition)</p> <ul style="list-style-type: none"> <li>• As an alternative to first two bullets above, meet their density requirements on 75% of city lots that are primarily dedicated to single-family. Also meet criteria for the other 25%.</li> <li>• Allow at least 6 of the 9 types of middle housing in residential zones.</li> <li>• Allow zero lot line short plats</li> <li>• Limit design review for middle housing to administrative process and not apply any development standards that do not apply to single-family houses.</li> <li>• Limit parking requirements for middle housing to 1 space on lots &lt;6,000 sf and 2 spaces on lots &gt;6,000 sf. Option to submit transportation safety study to Commerce.</li> <li>• Actions on all the above bullets are exempt from appeal under SEPA</li> <li>• Option for Commerce approval of 'substantially similar' plans and regulations to those required in this bill</li> <li>• Option for Commerce to provide extension of timeline if will result in displacement or overburdened</li> </ul>	

Bill / RCW	Short Description	Effect on Tumwater	Deadlines
		<p>infrastructure. CFP update can also be delayed if extension is granted.</p> <ul style="list-style-type: none"> <li>• Actions to remove parking requirements for infill development in a UGA categorically exempt from SEPA</li> <li>• Common Interest Communities (e.g., condominium or homeowners' associations) cannot prohibit implementation of this bill</li> </ul>	
<p><b>HB 1220</b> (Chapter 254, Laws of 2021)</p> <p>RCW 36.70A.020, RCW 36.70A.070, RCW 35A.21.430, RCW 35A.21, and RCW 36.70A.390</p> <p>ADU regulations in Section 7 of HB 1220 vetoed by Governor</p>	<p>State-Projected Housing Needs</p> <p>Emergency shelters, transitional housing, emergency housing and permanent supportive housing (PSH) (STEP) Indoor emergency Shelter, Transitional housing, Emergency housing</p>	<ul style="list-style-type: none"> <li>• Requires update to Housing Element to address: <ul style="list-style-type: none"> <li>○ Housing allocation by income group</li> <li>○ Displacement analysis</li> </ul> </li> <li>• Reviewed definitions in Title 18 - emergency housing, emergency shelter, extremely low-income household, moderate income household, permanent supportive housing.</li> <li>• Allow PSH and transitional housing in zones that allow residential uses and hotels</li> <li>• Allow emergency housing and shelter in zones that allow hotels or allowed within at least 50% of zones within a mile of transit</li> <li>• Siting restrictions for public health and safety</li> <li>• Reasonable occupancy, spacing, and intensity of use requirements may be imposed to protect public health and safety.</li> </ul>	<p>Completed.</p> <p>City Addressed by Ordinance No. O2021-019 (1/18/22)</p> <p>December 31, 2025.</p>

Bill / RCW	Short Description	Effect on Tumwater	Deadlines
		<ul style="list-style-type: none"> <li>Restrictions must still allow sufficient capacity to accommodate projected needs for these types of units (under RCW 36.70A.070(2)(a)(ii)).</li> <li>Consult with local STEP providers</li> <li>Write regulations that make it clear how housing providers can demonstrate consistency.</li> <li>Consider including provisions for alternative housing types.</li> </ul>	
<p><b>RCW 36.70A.545</b></p>	<p>Bonus density on land owned by religious organizations</p>	<p>Must allow an increased density bonus consistent for any affordable housing development of any single-family or multifamily residence located on real property owned or controlled by a religious organization provided that:</p> <ul style="list-style-type: none"> <li>The affordable housing is for or occupied exclusively by low-income households.</li> <li>The affordable housing development is part of a binding obligation that requires the development to be used exclusively for affordable housing for at least fifty years, even if the religious organization no longer owns the property.</li> <li>Housing does not discriminate or violate the federal fair housing amendments act of 1988.</li> <li>The religious organization developing the affordable housing development must pay</li> </ul>	<p>December 31, 2025.</p>

Bill / RCW	Short Description	Effect on Tumwater	Deadlines
		<p>all fees, mitigation costs, and other charges required through the development of the affordable housing development.</p> <ul style="list-style-type: none"> <li>• "Low-income household" means a single person, family, or unrelated persons living together whose adjusted income is less than eighty percent of the median family income, adjusted for household size, for the county where the affordable housing development is located; and</li> </ul>	
<p><b>RCW 35.21.682, RCW 35A.21.314, RCW 36.01.227</b></p>	<p>May not regulate number of people in a household</p>	<p>TMC 5.75.010: "Dwelling unit" is defined under RCW <u>59.18.030</u>, as it exists or is hereinafter amended, and means a structure or part of a structure used as a home, residence, or sleeping place by one, two, or more persons maintaining a common household, including, but not limited to, single-family residences and multiplexes, apartment buildings, and manufactured or mobile homes.</p>	<p>December 31, 2025.</p>
<p><b>RCW 36.01.290, RCW 35.21.915, RCW 35A.21.360</b></p>	<p>Limits on regulating homeless encampments on religious property</p>	<p>Must allow a density bonus (based on local needs) for affordable housing &amp; STEP Few general guidelines</p> <p>Must allow hosting of the homeless</p>	<p>December 31, 2025.</p>

Bill / RCW	Short Description	Effect on Tumwater	Deadlines
		Statute includes <b>detailed provisions for local regulation</b>	
<b>ESSB 5184</b> <b>RCW 36.70A.620</b> <b>RCW 36.70A.622</b>	Limit on amount of parking that may be required near transit	<ul style="list-style-type: none"> <li>•Standards for specified housing types near transit</li> <li>Housing for seniors and people with disabilities, housing affordable to very- or extremely-low income households, and market-rate multifamily housing</li> <li>•Development regulations related to parking area surfacing, design, type, and size</li> <li>•Garages and carports may not be required</li> <li>•Stalls may not be required to exceed 8' x 20'</li> <li>•Must allow tandem parking spaces to count toward required parking</li> </ul>	December 31, 2025.
<b>RCW 36.70A.622</b>	Parking changes	<ul style="list-style-type: none"> <li>• Garages and carports may not be required as a way to meet minimum parking requirements for residential development</li> <li>• Parking spaces may not be required to exceed eight feet by 20 feet, except for required parking for people with disabilities</li> <li>• Any county planning under this chapter, and any cities within those counties with a population greater than 6,000, may not require off-street parking as a condition of permitting a residential project if</li> </ul>	December 31, 2025.

Bill / RCW	Short Description	Effect on Tumwater	Deadlines
		<p>compliance with tree retention would otherwise make a proposed residential development or redevelopment infeasible; and</p> <ul style="list-style-type: none"> <li>• Parking spaces that consist of grass block pavers may count toward minimum parking requirements.</li> <li>• Existing parking spaces that do not conform to the requirements of this section by June 6, 2024, are not required to be modified or resized, except for compliance with the Americans with disabilities act. Existing paved parking lots are not required to change the size of existing parking spaces during resurfacing if doing so will be more costly or require significant reconfiguration of the parking space locations.</li> </ul>	
<p><b>HB 1337</b> <b>RCW 36.70A.680-2</b></p>	<p>Allow 2 ADUs within urban growth areas</p>	<p>Must allow conversion of existing structures, even if nonconforming to current setback or lot coverage requirements. RCW 36.70A.681(1)(j)</p> <ul style="list-style-type: none"> <li>•May not require the owner to occupy the property</li> <li>•Must allow an ADU of at least 1,000 square feet</li> <li>•Parking requirements based on distance from transit and lot size</li> <li>•May not charge more than 50% of impact fees charged for the principal unit</li> </ul>	<p>December 31, 2025.</p>

Bill / RCW	Short Description	Effect on Tumwater	Deadlines
		<ul style="list-style-type: none"> <li>•May not prohibit sale as independent units</li> </ul> <p>May be restricted in:</p> <p>Within areas designated as critical areas</p> <ul style="list-style-type: none"> <li>•In zones with very low densities within UGAs</li> <li>•In areas designated to protect a critical area</li> <li>•In shoreline areas designated under a shoreline master program</li> <li>•On lots in a watershed used for potable water</li> <li>•Within a mile radius of SeaTac airport</li> <li>•Where no sewer service exists</li> <li>•Where prohibited by HOA covenants &amp; restrictions</li> </ul> <p><b>ADU:</b></p> <ul style="list-style-type: none"> <li>• Can adopt regulations ADU's cannot be used for short term rental.</li> <li>• Minimum gross floor area (1,000 sq. feet)</li> <li>• Must allow roof decks, balconies, and porches may encroach into setbacks</li> <li>• must apply abutting lot setbacks to accessory dwelling units on lots abutting zones with lower setback requirements</li> </ul>	

Bill / RCW	Short Description	Effect on Tumwater	Deadlines
		<ul style="list-style-type: none"> <li>• must establish an amnesty program to help owners of unpermitted accessory dwelling units to obtain a permit</li> <li>• Must allow ADU's on lots that meet minimum size requirements for principal unit</li> <li>• Must allow conversion of non-conforming structures</li> <li>• 1,000-1,200 sq or 60% of principle structure for min size</li> <li>• Cannot require public street improvements</li> <li>• May require a new or separate utility connection when necessary to be consistent with water availability/water system plans – if so connection fees and charges must be proportionate to the burned of the proposed accessory dwelling unit on the utility system. (sewer?)</li> </ul>	
<b>HB 1293</b> <b>RCW 36.70A.630 and 36.70B</b>	Clear objective design standards- Design review process	<ul style="list-style-type: none"> <li>• Only clear and objective development regulations governing the exterior design of new development.</li> <li>• Must be clear and easy to determine if a building design is permissible</li> <li>• May not result in a reduction in density, height, bulk, or scale below the generally applicable development regulations for a</li> </ul>	December 31, 2025.

Bill / RCW	Short Description	Effect on Tumwater	Deadlines
		<ul style="list-style-type: none"> <li>development proposal in the applicable zone.</li> </ul>	
<p><b>HB 1998</b> <b>RCW 36.70A.535</b></p>	<p>Allow co-living where 6 units per lot are allowed</p>	<p>Update language and reference for co-living. Currently viewed as rooming houses. Update definitions.</p> <p>A residential development with <b>sleeping units that are independently rented</b> and lockable and provide living and sleeping space. Residents share kitchen facilities with other sleeping units in the building.</p> <p>Also called: Single-room occupancy, rooming/boarding house, residential suites</p> <ul style="list-style-type: none"> <li>Allow co-living in areas that allow 6 or more residential units</li> </ul> <p>This includes mixed-use zones, <i>but not areas that allow 6 units only after an incentive, such as an affordable housing bonus</i></p> <ul style="list-style-type: none"> <li>Require no more than 0.25 off-street parking spaces per unit</li> </ul> <p>No off-street parking within ½ mile walking distance of a major transit stop</p> <ul style="list-style-type: none"> <li>Require standards and review and notice procedures that are no more restrictive than those for similar residential uses in the same zone</li> </ul>	<p>December 31, 2025.</p>

Bill / RCW	Short Description	Effect on Tumwater	Deadlines
		<p>This includes design standards, shoreline regulations, and requirements for public meetings</p> <ul style="list-style-type: none"> <li>• May not require co-living housing to have room dimensions larger than required by building code, provide a mix of unit sizes or bedrooms, or to include other uses</li> <li>• May not exclude co-living housing from affordable housing incentive programs</li> <li>• Must treat a sleeping unit as one-quarter of a dwelling unit (or less) when calculating unit density</li> <li>• Must treat a sleeping unit as one-half of a dwelling unit (or less) when calculating fees for sewer connections</li> </ul>	
<b>RCW 36.70A.635</b>	Minimum Residential Density	<p>Min zoning: 2 du/lot            If within ¼ mile walking distance of major transit stop, allow at least: 4 du/lot            Affordability bonus, allow at least: 4 du/lot, if at least one (1) is affordable</p>	December 31, 2025.
<p><b>SSB 5818</b> (Chapter 246, Laws of 2022)</p> <p>WAC 197-11-800(1)(b), WAC 197-11-800(1)(d), and others.</p>	SEPA Amendments	<ul style="list-style-type: none"> <li>• Added an exemption for the construction or location of four <b>attached or</b> detached single family residential units to WAC 197-11-800(1)(b).</li> <li>• Changed Flexible Exemption Thresholds in WAC 197-11-800(1)(d) for:               <ul style="list-style-type: none"> <li>○ Single family residential project types with a total square</li> </ul> </li> </ul>	December 31, 2025.

Bill / RCW	Short Description	Effect on Tumwater	Deadlines
		footage of fewer than 1,500 square feet – 100 Units <ul style="list-style-type: none"> <li>○ Multifamily residential – 200 units</li> <li>● Requires outreach to WSDOT</li> </ul>	

**Notes:**

**\*Model ordinances: Preempt/supersede local development regulations if a city has not passed HB 1110 development regulations by the due date and remains in effect until the city takes all actions to implement RCW 36.70A.635.**