

**HB 1337 - H AMD 21**

By Representative Pollet

1 On page 6, after line 32, insert the following:

2 "NEW SECTION. Sec 5. A new section is added to chapter 36.70A  
3 RCW to read as follows:

4 To encourage the use of accessory dwelling units for long-term  
5 housing, cities and counties may adopt ordinances, development  
6 regulations, and other official controls which waive or defer fees,  
7 including impact fees, defer the payment of taxes, or waive specific  
8 regulations. Cities and counties may only offer such reduced or  
9 deferred fees, deferred taxes, waivers, or other incentives for the  
10 development or construction of accessory dwelling units if:

- 11 (1) The units are located within an urban growth area;  
12 (2) The units are subject to effective binding commitments or  
13 covenants that the units will not be regularly offered for short-  
14 term rental; and  
15 (3) Rent, if charged for long-term rentals, will be affordable  
16 to households at or below 80 percent of the area median household  
17 income for a period of no less than 20 years."

18  
19 Renumber the remaining sections consecutively and correct any  
20 internal references accordingly.

EFFECT: Allows cities and counties to offer incentives for the development or construction of accessory dwelling units if the units are located within an urban growth area; the units have binding commitments or covenants that they will not be regularly offered for short-term rental; and rent, if charged for long-term rentals, will be affordable to households at or below 80 percent of the area median household income for at least 20 years.

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