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**HOUSE BILL 1353**

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**State of Washington**

**69th Legislature**

**2025 Regular Session**

**By** Representatives Ramel and Duerr

1 AN ACT Relating to establishing a self-certification program for  
2 accessory dwelling unit project permit applications; adding a new  
3 section to chapter 36.70A RCW; and creating a new section.

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

5 NEW SECTION. **Sec. 1.** A new section is added to chapter 36.70A  
6 RCW to read as follows:

7 (1) Cities planning under this chapter may, in compliance with  
8 the conditions set forth in subsection (2) of this section, operate a  
9 self-certification program to allow for registered architects as  
10 provided for in chapter 18.08 RCW to self-certify compliance with  
11 applicable building code requirements for the construction or  
12 development of one or more detached accessory dwelling units on a  
13 residential property. If a permit application has been self-  
14 certified, then the city reviewing the permit application may  
15 consider the application to be in compliance with applicable building  
16 code requirements without the need for additional review after  
17 determining that it is procedurally complete pursuant to RCW  
18 36.70B.070. A permit issued after a permit review that includes a  
19 self-certified component shall have the same effect as a permit  
20 issued after full project permit review under chapter 36.70B RCW.

1 (2) Any self-certification program must comply with rules to be  
2 promulgated by the department for such programs. These rules must  
3 consist of, at a minimum:

4 (a) Any professional requirements, other than the registration  
5 required in subsection (1) of this section, that must be met in order  
6 for an architect to qualify for the self-certification program;

7 (b) Requirements for random audits of self-certified program  
8 permit applications to ensure that submissions are satisfying  
9 applicable building code requirements, including a requirement that a  
10 minimum of five percent of submissions within a calendar year be  
11 audited, and an allowance for the city operating the program to  
12 conduct additional nonrandom audits as the city deems necessary;

13 (c) Penalties for project permits that fail an audit, including  
14 any appropriate financial penalties and a requirement that an  
15 architect who has submitted an application that has failed an audit  
16 be temporarily prohibited from participating in the self-  
17 certification program for a period of not less than one year and that  
18 the submission of a second application that fails an audit within  
19 five years of a preceding submission that failed an audit will result  
20 in a permanent prohibition on participation in the self-certification  
21 program, and provisions for administrative hearing procedures to  
22 resolve any disputes over the results of an audit or resulting  
23 penalties;

24 (d) Requirements for the maintenance of an appropriate level of  
25 professional liability insurance coverage in order to participate in  
26 the program.

27 (3) The department shall create a standard self-certification  
28 form that cities may use or modify at their discretion that includes,  
29 at a minimum:

30 (a) An attestation that the architect certifying the permit  
31 application will correct any false or inaccurate statements within  
32 the application as soon as they become known to the architect;

33 (b) An acknowledgment that participation in the program is  
34 conditional upon the accuracy of the architect's certification, and  
35 that discovery of inaccuracies, insufficiencies, or errors during an  
36 audit may result in suspension or termination from the self-  
37 certification program;

38 (c) An agreement, signed by the property owner, the owner or  
39 authorized representative of the company that will construct the  
40 accessory dwelling unit for which the permit has been submitted, and

1 the certifying architect, to protect, defend, indemnify, and hold  
2 harmless the city operating the self-certification program for any  
3 claims or injuries connected with the design or construction of the  
4 accessory dwelling unit for which the self-certification program  
5 permit application was submitted, or for the issuance of a project  
6 permit pursuant to the self-certification program; and

7 (d) An acknowledgment from the property owner for whom the  
8 project permit is submitted that the property owner has authorized  
9 the architect to submit the self-certification project permit  
10 application and that the owner has the responsibility and obligation  
11 to correct, at the owner's expense, any nonconformities with the  
12 applicable building code requirements within a reasonable period  
13 after such nonconformities are discovered.

14 (4)(a) Cities utilizing a self-certification program must notify  
15 the department whenever any penalty is imposed on an architect  
16 because of a failed audit under this section.

17 (b) The department shall maintain a database that is accessible  
18 to cities of architects that are currently subject to penalties  
19 within a city because of a failed audit under this section. No city  
20 shall accept a self-certified project permit application from an  
21 architect that is currently subject to penalties because of a failed  
22 audit under this section in another city.

23 (5)(a) Any city operating a self-certification program shall  
24 submit an annual report on its program to the department. Each report  
25 must be submitted by July 31st for the preceding calendar year. The  
26 report must include, at a minimum:

27 (i) The number of projects within the city for which a self-  
28 certification was submitted;

29 (ii) The number of such projects for which a permit was issued;

30 (iii) The average length of time, excluding any periods in which  
31 the city is awaiting additional information from an applicant, in  
32 which the applicant has requested that review of the application be  
33 suspended, or in which an administrative appeal is pending, from  
34 project permit submission for detached accessory dwelling units to  
35 the issuance of the project permit within the city for both self-  
36 certified project permit applications and nonself-certified project  
37 permit applications; and

38 (iv) The results of any audits of self-certified project permit  
39 applications undertaken by the jurisdiction.

1 (b) The department shall post on its website a report by December  
2 31st of each year summarizing the information received from cities  
3 pursuant to (a) of this subsection.

4 (6) For the purposes of this section, "building code" means the  
5 state building code, the state energy code, and any local building,  
6 electrical, plumbing, mechanical, or fire codes. It does not include  
7 any utility connection requirements.

8 NEW SECTION. **Sec. 2.** Nothing in this act may be construed to  
9 affect the validity of any self-certification or similar program  
10 existing prior to the effective date of section 1 of this act.

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