
SUBSTITUTE SENATE BILL 5384

State of Washington

66th Legislature

2019 Regular Session

By Senate Local Government (originally sponsored by Senators Zeiger, Palumbo, Short, Nguyen, Van De Wege, and Wilson, C.)

READ FIRST TIME 02/22/19.

1 AN ACT Relating to the location of tiny house communities; and
2 adding a new section to chapter 36.70A RCW.

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

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

6 (1) For the purposes of this section:

7 (a) "Tiny house" means a dwelling to be used as permanent housing
8 with permanent provisions for living, sleeping, eating, cooking, and
9 sanitation built in accordance with the 2018 International
10 Residential Code Appendix Q.

11 (b) "Tiny house communities" means real property rented or held
12 out for lease or life estate to others for the placement of tiny
13 houses or tiny houses with wheels utilizing the binding site plan
14 process in RCW 58.17.035 for divisions of property for lease as
15 provided for in RCW 58.17.040(5) which exempts such divisions from
16 the requirements of chapter 58.17 RCW.

17 (c) "Tiny house with wheels" means a dwelling to be used as
18 permanent housing with permanent provisions for living, sleeping,
19 eating, cooking, and sanitation that meets the certification
20 requirements of the American national standards institute A119.2

1 standard for recreational vehicles, A119.5 standard for park
2 trailers, or that is self-certified under RCW 43.22.355.

3 (2) A county required or choosing to plan under RCW 36.70A.040
4 may establish a process for reviewing proposals to authorize tiny
5 house communities located outside of the initially designated urban
6 growth areas or limited areas of more intense rural development when,
7 upon review, a shortage of affordable housing within a reasonable
8 distance from urban services has been identified utilizing data from
9 the office of financial management indicating that housing costs
10 within the urban growth area or limited area of more intense rural
11 development exceeds fifty percent of the area median family income.

12 (3) The owner of the land upon which the community is built shall
13 make reasonable accommodation for utility hookups for the provision
14 of water, power, and sewerage services and comply with all other
15 duties in chapter 59.20 RCW.

16 (4) Tiny house communities may be sited outside an urban growth
17 area only if water, power, and sewerage services are provided through
18 site-contained measures, which include but are not limited to self-
19 generated power and composting toilets. Utility services may not be
20 extended beyond urban growth area boundaries to tiny house
21 communities.

22 (5) Tenants of tiny house communities shall be entitled to all
23 rights and subject to all duties and penalties required under chapter
24 59.20 RCW.

25 (6) Tiny house communities under this section shall be exempt
26 from any maximum density restrictions.

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