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SENATE BILL 5713

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State of Washington

59th Legislature

2005 Regular Session

By Senators Regala, Franklin and Kohl-Welles

Read first time 02/03/2005. Referred to Committee on Financial Institutions, Housing & Consumer Protection.

1 AN ACT Relating to rehabilitating multiple-unit housing; and  
2 amending RCW 84.14.030.

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

4 **Sec. 1.** RCW 84.14.030 and 1997 c 429 s 42 are each amended to read  
5 as follows:

6 An owner of property making application under this chapter must  
7 meet the following requirements:

8 (1) The new or rehabilitated multiple-unit housing must be located  
9 in a residential targeted area as designated by the city;

10 (2) The multiple-unit housing must meet the guidelines as adopted  
11 by the governing authority that may include height, density, public  
12 benefit features, number and size of proposed development, parking,  
13 low-income or moderate-income occupancy requirements, and other adopted  
14 requirements indicated necessary by the city. The required amenities  
15 should be relative to the size of the project and tax benefit to be  
16 obtained;

17 (3) The new, converted, or rehabilitated multiple-unit housing must  
18 provide for a minimum of fifty percent of the space for permanent  
19 residential occupancy. In the case of existing occupied multifamily

1 development, the multifamily housing must also provide for a minimum of  
2 four additional multifamily units. Existing multifamily vacant housing  
3 that has been vacant for twelve months or more does not have to provide  
4 additional multifamily units;

5 (4) New construction multifamily housing and rehabilitation  
6 improvements must be completed within three years from the date of  
7 approval of the application;

8 (5) Property proposed to be rehabilitated must (~~be vacant at least~~  
9 ~~twelve months before submitting an application and~~) fail to comply  
10 with one or more standards of the applicable state or local building or  
11 housing codes on or after July 23, 1995. If the property proposed to  
12 be rehabilitated is not vacant, an applicant shall provide each  
13 existing tenant housing of comparable size, quality, and price and a  
14 reasonable opportunity to relocate; and

15 (6) The applicant must enter into a contract with the city approved  
16 by the governing body under which the applicant has agreed to the  
17 implementation of the development on terms and conditions satisfactory  
18 to the governing authority.

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