

CERTIFICATION OF ENROLLMENT

SENATE BILL 5713

59th Legislature
2005 Regular Session

Passed by the Senate March 16, 2005
YEAS 48 NAYS 0

President of the Senate

Passed by the House April 5, 2005
YEAS 94 NAYS 0

Speaker of the House of Representatives

Approved

Governor of the State of Washington

CERTIFICATE

I, Thomas Hoemann, Secretary of the Senate of the State of Washington, do hereby certify that the attached is **SENATE BILL 5713** as passed by the Senate and the House of Representatives on the dates hereon set forth.

Secretary

FILED

**Secretary of State
State of Washington**

SENATE BILL 5713

Passed Legislature - 2005 Regular Session

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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