

SENATE BILL REPORT

SB 6450

As of January 28, 2014

Title: An act relating to on-water dwellings.

Brief Description: Concerning on-water dwellings.

Sponsors: Senators Pedersen, Kohl-Welles, Pearson, Lias, Ericksen and Kline.

Brief History:

Committee Activity: Natural Resources & Parks: 1/30/14.

SENATE COMMITTEE ON NATURAL RESOURCES & PARKS

Staff: Curt Gavigan (786-7437)

Background: The Shoreline Management Act (SMA) requires the development of local shoreline master programs, which must be consistent with guidelines adopted by the Department of Ecology. Each local government must establish a program for the administration and enforcement of a shoreline permit system.

The SMA provides that all permitted or legally established floating homes as of January 1, 2011, must be considered as a conforming preferred use under local shoreline regulations. This means that local regulations may only impose reasonable conditions and mitigation that will not effectively preclude actions such as maintenance, repair, replacement, and remodeling of floating homes.

Summary of Bill: In addition to floating homes, floating on-water residences that are permitted or legally established prior to July 1, 2014, must be considered as a conforming preferred use under local shoreline regulations. This means that local regulations may only impose reasonable conditions and mitigation that will not effectively preclude actions such as maintenance, repair, replacement, and remodeling of floating on-water residences.

The term floating on-water residence means a vessel that this registered with the Department of Licensing and:

- is used as a residence on the water and has detachable utilities;
- whose owner or primary occupant has held a lease or sublease to used space in a marina as their primary residence prior to July 1, 2014; and

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- is either capable of propulsion and steering, or is without a means of self propulsion and steering but can be towed.

An intent section is included.

Appropriation: None.

Fiscal Note: Not requested.

Committee/Commission/Task Force Created: No.

Effective Date: Ninety days after adjournment of session in which bill is passed.