
Local Government Committee

HB 2890

Brief Description: Concerning boarding homes.

Sponsors: Representative MacEwen.

<p style="text-align: center;">Brief Summary of Bill</p> <ul style="list-style-type: none">• Prohibits counties, cities, and towns from barring boarding homes from locating in an area zoned for residential or commercial use.

Hearing Date: 2/5/20

Staff: Kellen Wright (786-7134).

Background:

Counties, cities, and towns (local governments) may use a variety of means to regulate what property can be used for in the jurisdiction. Through zoning and development regulations, local governments can permit or prohibit certain land uses within a given area. Other local government policies and procedures can effectively prohibit certain uses entirely.

Local governments are, however, prohibited from restricting or preventing certain property uses. For example, a local government may not prohibit a family day-care provider's home facility from operating in an area zoned for residential or commercial use.

Summary of Bill:

A boarding home is a residence or other institution located in a residential zone that is maintained to provide board, domiciliary care, and other services for between seven and 16 unrelated permanent residents, and which assumes general responsibility for the safety and wellbeing of the residents. No local government may prohibit the use of a residential home in an area zoned for residential or commercial use, from being used as a boarding home. A local government may enforce generally-applicable regulations, such as fire and safety regulations, on

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a boarding home, but these regulations may be no more restrictive than the regulations imposed on other residential homes in the same area and the regulations may not preclude the operation of a boarding home.

Appropriation: None.

Fiscal Note: Requested on February 4, 2020.

Effective Date: The bill takes effect 90 days after adjournment of the session in which the bill is passed.