
SUBSTITUTE SENATE BILL 6536

State of Washington

66th Legislature

2020 Regular Session

By Senate Housing Stability & Affordability (originally sponsored by Senators Das, Wilson, C., and Kuderer)

READ FIRST TIME 02/06/20.

1 AN ACT Relating to creating more housing options in traditionally
2 single-family zones; and 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) All counties planning under RCW 36.70A.040, and all cities
7 with a population of fifteen thousand or more on or after July 1,
8 2020, located within a county planning under RCW 36.70A.040, must
9 provide by ordinance and incorporate into their development
10 regulations, zoning regulations, and other official controls,
11 authorization for the development of duplexes, triplexes, quadplexes,
12 sixplexes, stacked flats, townhouses, and courtyard apartments in
13 areas zoned for detached single-family residential use and within
14 one-half mile of a transit stop as defined in RCW 43.21C.420(3).

15 (2) All counties planning under RCW 36.70A.040, and all cities
16 with a population of ten thousand or more on or after July 1, 2020,
17 located within a county planning under RCW 36.70A.040, must provide
18 by ordinance and incorporate into their development regulations,
19 zoning regulations, and other official controls, authorization for
20 the development of duplexes in areas zoned for detached single-family
21 residential use.

1 (3) Ordinances, development regulations, and other official
2 controls adopted pursuant to subsection (1) or (2) of this section
3 are only required to apply in the portions of cities and counties
4 that are within urban growth areas designated under this chapter.

5 (4) Cities and counties subject to subsection (1) or (2) of this
6 section may not regulate the siting, design, parking, or other
7 aspects of duplexes, triplexes, quadplexes, sixplexes, stacked flats,
8 townhouses, or courtyard apartments in such a way as to discourage
9 the development of such housing through unreasonable costs, fees, or
10 delays.

11 (5) Nothing in this section prohibits cities or counties from
12 permitting single-family residences.

13 (6)(a) The requirements of this section apply and take effect on
14 the latter of:

15 (i) July 1, 2021, for all counties planning under RCW 36.70A.040
16 and all cities with a population of at least ten thousand in such
17 counties as of July 1, 2020; or

18 (ii) Twelve months after a determination by the office of
19 financial management that a city in a county planning under RCW
20 36.70A.040 has reached a population threshold established in
21 subsection (1) of this section.

22 (b) In any city or county covered by this section that has not
23 passed ordinances, regulations, or other official controls as
24 required by this section as of the date applicable under (a) of this
25 subsection, the requirements of this section supersede, preempt, and
26 invalidate any local development regulations that conflict with the
27 provisions of this section.

28 (7) For the purposes of this section, "courtyard apartment" means
29 five to twelve attached apartment units arranged on two or three
30 sides of a central courtyard or lawn area.

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