
ENGROSSED SUBSTITUTE SENATE BILL 5184

State of Washington

69th Legislature

2025 Regular Session

By Senate Housing (originally sponsored by Senators Bateman, Trudeau, Frame, Krishnadasan, Lias, Nobles, Pedersen, Salomon, Shewmake, and Stanford)

READ FIRST TIME 02/07/25.

1 AN ACT Relating to minimum parking requirements; adding a new
2 section to chapter 35.21 RCW; adding a new section to chapter 35A.21
3 RCW; adding a new section to chapter 36.01 RCW; adding a new section
4 to chapter 19.27 RCW; creating new sections; and repealing RCW
5 36.70A.620.

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

7 NEW SECTION. **Sec. 1.** The legislature finds that predetermined
8 on-site parking requirements needlessly drive up the cost of
9 development, particularly housing; discourage walking and multimodal
10 transit usage; and encourage excessive reliance of automobiles with
11 attendant impacts on human health and greenhouse gas emissions. The
12 legislature further finds that the amount of parking that a project
13 actually needs should be determined on a case-by-case basis by permit
14 applicants sensitive to actual market conditions rather than a one-
15 size-fits-all regulation.

16 NEW SECTION. **Sec. 2.** A new section is added to chapter 35.21
17 RCW to read as follows:

18 (1) A city may not require more than 0.5 parking space per
19 residential dwelling unit.

1 (2) A city may not require more than one parking space per 1,000
2 square feet of commercial space.

3 (3) A city may not require any minimum parking requirements for:

4 (a) Existing buildings undergoing change of use, including vacant
5 buildings;

6 (b) Residences under 1,200 square feet;

7 (c) Commercial spaces under 5,000 square feet;

8 (d) Affordable housing;

9 (e) Senior housing;

10 (f) Housing for people with disabilities;

11 (g) Facilities that serve alcohol;

12 (h) Child care facilities;

13 (i) Commercial spaces in mixed-use projects.

14 (4) For purposes of this section, "affordable housing" has the
15 same meaning as in RCW 36.70A.030.

16 (5) This section does not apply to accessible parking spaces in
17 compliance with the Americans with disabilities act.

18 (6) The provisions of this section do not apply:

19 (a) To cities with a population of 20,000 or less, as determined
20 by the population estimate of the office of financial management
21 under RCW 43.62.030;

22 (b) If a city submits to the department of commerce an empirical
23 study prepared by a credentialed transportation or land use planning
24 expert that clearly demonstrates, and the department finds and
25 certifies, that the application of the parking limitations of this
26 section will be significantly less safe for vehicle drivers or
27 passengers, pedestrians, or bicyclists than the city's current
28 parking requirements; or

29 (c) To portions of cities within a one-mile radius of a
30 commercial airport in Washington with at least 9,000,000 annual
31 enplanements.

32 NEW SECTION. **Sec. 3.** A new section is added to chapter 35A.21
33 RCW to read as follows:

34 (1) A code city may not require more than 0.5 parking space per
35 residential dwelling unit.

36 (2) A code city may not require more than one parking space per
37 1,000 square feet of commercial space.

38 (3) A code city may not require any minimum parking requirements
39 for:

- 1 (a) Existing buildings undergoing change of use, including vacant
2 buildings;
- 3 (b) Residences under 1,200 square feet;
- 4 (c) Commercial spaces under 5,000 square feet;
- 5 (d) Affordable housing;
- 6 (e) Senior housing;
- 7 (f) Housing for people with disabilities;
- 8 (g) Facilities that serve alcohol;
- 9 (h) Child care facilities;
- 10 (i) Commercial spaces in mixed-use projects.

11 (4) For purposes of this section, "affordable housing" has the
12 same meaning as in RCW 36.70A.030.

13 (5) This section does not apply to accessible parking spaces in
14 compliance with the Americans with disabilities act.

15 (6) The provisions of this section do not apply:

16 (a) To code cities with a population of 20,000 or less, as
17 determined by the population estimate of the office of financial
18 management under RCW 43.62.030;

19 (b) If a code city submits to the department of commerce an
20 empirical study prepared by a credentialed transportation or land use
21 planning expert that clearly demonstrates, and the department finds
22 and certifies, that the application of the parking limitations of
23 this section will be significantly less safe for vehicle drivers or
24 passengers, pedestrians, or bicyclists than the code city's current
25 parking requirements; or

26 (c) To portions of code cities within a one-mile radius of a
27 commercial airport in Washington with at least 9,000,000 annual
28 enplanements.

29 NEW SECTION. **Sec. 4.** A new section is added to chapter 36.01
30 RCW to read as follows:

31 (1) A county may not require more than 0.5 parking space per
32 residential dwelling unit.

33 (2) A county may not require more than one parking space per
34 1,000 square feet of commercial space.

35 (3) A county may not require any minimum parking requirements
36 for:

37 (a) Existing buildings undergoing change of use, including vacant
38 buildings;

39 (b) Residences under 1,200 square feet;

- 1 (c) Commercial spaces under 5,000 square feet;
- 2 (d) Affordable housing;
- 3 (e) Senior housing;
- 4 (f) Housing for people with disabilities;
- 5 (g) Facilities that serve alcohol;
- 6 (h) Child care facilities;
- 7 (i) Commercial spaces in mixed-use projects.

8 (4) For purposes of this section, "affordable housing" has the
9 same meaning as in RCW 36.70A.030.

10 (5) This section does not apply to accessible parking spaces in
11 compliance with the Americans with disabilities act.

12 (6) The provisions of this section do not apply:

13 (a) If a county submits to the department of commerce an
14 empirical study prepared by a credentialed transportation or land use
15 planning expert that clearly demonstrates, and the department finds
16 and certifies, that the application of the parking limitations of
17 this section will be significantly less safe for vehicle drivers or
18 passengers, pedestrians, or bicyclists than the county's current
19 parking requirements; or

20 (b) To portions of counties within a one-mile radius of a
21 commercial airport in Washington with at least 9,000,000 annual
22 enplanements.

23 (7) A county may require off-street parking if the county's roads
24 are not developed to the standards for streets and roads adopted by
25 the cities within that county.

26 NEW SECTION. **Sec. 5.** A new section is added to chapter 19.27
27 RCW to read as follows:

28 The state building code council shall research and, if necessary,
29 adopt by rule updated accessible parking space requirements in the
30 state building code promulgated under this chapter to align with
31 current research on disability rates among drivers.

32 NEW SECTION. **Sec. 6.** RCW 36.70A.620 (Cities planning under RCW
33 36.70A.040—Minimum residential parking requirements) and 2020 c 173 s
34 3 & 2019 c 348 s 5 are each repealed.

1 NEW SECTION. **Sec. 7.** This act may be known and cited as the
2 parking reform and modernization act.

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