
SENATE BILL 5249

State of Washington

69th Legislature

2025 Regular Session

By Senators J. Wilson and Chapman

Read first time 01/14/25. Referred to Committee on Housing.

1 AN ACT Relating to siting kit homes; amending RCW 35A.63.100 and
2 35.63.170; adding a new section to chapter 35.63 RCW; and adding a
3 new section to chapter 36.70 RCW.

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

5 **Sec. 1.** RCW 35A.63.100 and 2018 c 302 s 4 are each amended to
6 read as follows:

7 After approval of the comprehensive plan in accordance with
8 provisions of this chapter, the legislative body, in developing the
9 municipality and in regulating the use of land, may implement or give
10 effect to the comprehensive plan or parts thereof by ordinance or
11 other action to such extent as the legislative body deems necessary
12 or appropriate. Such ordinances or other action may provide for:

13 (1) Adoption of an official map and regulations relating thereto
14 designating locations and requirements for one or more of the
15 following: Streets, parks, public buildings, and other public
16 facilities, and protecting such sites against encroachment by
17 buildings and other physical structures.

18 (2)(a)(i) Dividing the municipality, or portions thereof, into
19 appropriate zones within which specific standards, requirements, and
20 conditions may be provided for regulating: The use of public and
21 private land, buildings, and structures; the location, height, bulk,

1 number of stories, and size of buildings and structures; size of
2 yards, courts, and open spaces; density of population; ratio of land
3 area to the area of buildings and structures; setbacks; area required
4 for off-street parking; protection of access to direct sunlight for
5 solar energy systems; and such other standards, requirements,
6 regulations, and procedures as are appropriately related thereto.

7 (ii) Eliminating the minimum gross floor area requirements for
8 single-family detached dwellings or reducing the requirements below
9 the minimum performance standards and objectives contained in the
10 state building code.

11 (iii) Permitting the use of structures which have been
12 constructed in a factory and designed to sufficient life, health, and
13 safety standards to be utilized as temporary housing. For the
14 purposes of this subsection, "temporary" means the duration of any
15 manufacturer's warranty for such prebuilt housing. These structures
16 may be assembled on-site with or without a permanent foundation.

17 (b) The ordinance encompassing the matters of this subsection (2)
18 is hereinafter called the "zoning ordinance." No zoning ordinance, or
19 amendment thereto, shall be enacted by the legislative body without
20 at least one public hearing, notice of which shall be given as set
21 forth in RCW 35A.63.070. Such hearing may be held before the planning
22 agency or the board of adjustment or such other body as the
23 legislative body shall designate.

24 (3) Adoption of design standards, requirements, regulations, and
25 procedures for the subdivision of land into two or more parcels,
26 including, but not limited to, the approval of plats, dedications,
27 acquisitions, improvements, and reservation of sites for public use.

28 (4) Scheduling public improvements on the basis of recommended
29 priorities over a period of years, subject to periodic review.

30 (5) Such other matters as may be otherwise authorized by law or
31 as the legislative body deems necessary or appropriate to effectuate
32 the goals and objectives of the comprehensive plan or parts thereof
33 and the purposes of this chapter.

34 NEW SECTION. Sec. 2. A new section is added to chapter 35.63
35 RCW to read as follows:

36 Cities may site kit homes in any zones or areas that allow
37 single-family or other residential uses as well as in any other
38 limited development space for the intention of providing emergency

1 housing. Kit homes may be permitted for a limited time based on the
2 manufacturer warranty and placed with or without a foundation.

3 **Sec. 3.** RCW 35.63.170 and 1989 c 335 s 3 are each amended to
4 read as follows:

5 Unless the context clearly requires otherwise, the definitions in
6 this section apply throughout RCW 35.22.660, 35.63.180, 35A.63.210,
7 36.32.520, and 36.70.675:

8 (1) "Family day care home" means a person regularly providing
9 care during part of the twenty-four-hour day to six or fewer children
10 in the family abode of the person or persons under whose direct care
11 the children are placed.

12 (2) "Mini-day care center" means a person or agency providing
13 care during part of the twenty-four-hour day to twelve or fewer
14 children in a facility other than the family abode of the person or
15 persons under whose direct care the children are placed, or for the
16 care of seven through twelve children in the family abode of such
17 person or persons.

18 (3) "Day care center" means a person or agency that provides care
19 for thirteen or more children during part of the twenty-four-hour
20 day.

21 (4) "Child care facility" means a family day care home, mini-day
22 care center, and day care center.

23 (5) "Kit homes" means structures designed and constructed in a
24 factory to sufficient life, health, and safety standards to be
25 utilized as housing for the length of the manufacturer's warranty,
26 and to be assembled on-site with or without a permanent foundation.

27 NEW SECTION. **Sec. 4.** A new section is added to chapter 36.70
28 RCW to read as follows:

29 (1) Counties may permit kit homes in zones or areas designated
30 residential. In areas not zoned for permanent housing, but in which
31 temporary housing is needed, counties may permit either the
32 construction or placement, or both, of kit homes.

33 (2) For the purpose of this section, "kit homes" means structures
34 designed and constructed in a factory to sufficient life, health, and
35 safety standards to be utilized as housing for the length of the

1 manufacturer warranty, and to be assembled on-site with or without a
2 permanent foundation.

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