
SENATE BILL 5552

State of Washington

69th Legislature

2025 Regular Session

By Senators J. Wilson, Shewmake, Fortunato, Nobles, Braun, Short, Gildon, Christian, Chapman, Holy, McCune, Warnick, Goehner, Dozier, C. Wilson, Slatter, Cortes, Lias, Frame, Krishnadasan, and Ramos

Read first time 01/28/25. Referred to Committee on Local Government.

1 AN ACT Relating to the creation of building codes for kit homes;
2 reenacting and amending RCW 19.27.015; adding a new section to
3 chapter 19.27 RCW; creating a new section; and declaring an
4 emergency.

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

6 NEW SECTION. **Sec. 1.** The legislature finds that the price of
7 introductory housing has become unaffordable for homebuyers of modest
8 means. As a result, the legislature intends to create the kit home
9 category of building codes to provide for a small home that is
10 affordable for more homebuyers.

11 **Sec. 2.** RCW 19.27.015 and 2024 c 170 s 9 and 2024 c 19 s 2 are
12 each reenacted and amended to read as follows:

13 As used in this chapter:

14 (1) "Agricultural structure" means a structure designed and
15 constructed to house farm implements, hay, grain, poultry, livestock,
16 or other horticultural products. This structure may not be a place of
17 human habitation or a place of employment where agricultural products
18 are processed, treated, or packaged, nor may it be a place used by
19 the public.

1 (2) "Approval," "approved," or "adopted," unless otherwise
2 defined or otherwise indicated by context, means an affirmative vote
3 by a majority of voting members of the council, committee, or
4 advisory group present at the time of the vote.

5 (3) "City" means a city or town.

6 (4) "Commercial building permit" means a building permit issued
7 by a city or a county to construct, enlarge, alter, repair, move,
8 demolish, or change the occupancy of any building not covered by a
9 residential building permit.

10 (5) "Emergency statewide amendment" means any proposed statewide
11 amendment meeting the criteria in RCW 34.05.350. A rule shall be
12 considered an emergency rule if the council, for good cause, finds
13 that immediate adoption or amendment of a rule is necessary for the
14 preservation of the public health, safety, or general welfare, and
15 that observing the time requirements of notice and opportunity to
16 comment upon adoption of a permanent rule would be contrary to public
17 interest.

18 (6) "Kit homes" means any structures intended for residential use
19 that are comprised of prefabricated walls, floors, and roofs which
20 are assembled on-site and are 800 square feet or smaller in size.

21 (7) "Model codes" means the codes developed by the model code
22 organizations and adopted by reference in RCW 19.27.031.

23 ~~((7))~~ (8) "Model code organizations" means the national code-
24 adopting organizations that develop the model codes, as defined in
25 this section, such as the international code council, international
26 association of plumbing and mechanical officials, and national fire
27 protection association.

28 ~~((8))~~ (9) "Multifamily residential building" means common wall
29 residential buildings that consist of four or fewer units, that do
30 not exceed two stories in height, that are less than 5,000 square
31 feet in area, and that have a one-hour fire-resistive occupancy
32 separation between units.

33 ~~((9))~~ (10) "Off-cycle amendments" means amendments to the state
34 building code outside of the three-year state building code adoption
35 cycle.

36 ~~((10))~~ (11) "Residential building permit" means a building
37 permit issued by a city or a county to construct, enlarge, alter,
38 repair, move, demolish, or change the occupancy of any building
39 containing only dwelling units used for independent living of one or
40 more persons including permanent provisions for living, sleeping,

1 eating, cooking, and sanitation, and structures accessory to dwelling
2 units, such as detached garages and storage buildings.

3 ~~((11))~~ (12) "State building code" means the codes adopted and
4 amended by the council as follows:

5 (a) The codes referenced in this chapter;

6 (b) The state energy code referenced in chapter 19.27A RCW; and

7 (c) Any other codes so designated by the Washington state
8 legislature as adopted and amended by the council.

9 ~~((12))~~ (13) "State building code adoption cycle" means that
10 period during which the state building code is adopted, updated, and
11 amended by the council.

12 ~~((13))~~ (14) "Statewide amendment" means any amendment to the
13 state building code initiated through council action or by petition
14 to the council from any agency, city, county, or interested
15 individual or organization, that would have the effect of amending
16 the state building code for the entire state of Washington. A
17 statewide amendment may have a regional effect.

18 ~~((14))~~ (15) "Temporary growing structure" means a structure
19 that has the roof covered with polyethylene, polyvinyl, or similar
20 flexible synthetic material and is used to provide plants with either
21 frost protection or increased heat retention.

22 NEW SECTION. **Sec. 3.** A new section is added to chapter 19.27
23 RCW to read as follows:

24 (1) The state building code council is instructed to perform rule
25 making on the state building codes applicable to kit homes no later
26 than December 31, 2025. These codes must not impose costs greater
27 than \$150 per square foot to the original home buyer.

28 (2) The state building code council may update the state building
29 codes applicable to kit homes. However, any updates must not impose
30 costs to kit home construction exceeding \$150 per square foot,
31 adjusted by the consumer price index.

32 NEW SECTION. **Sec. 4.** This act is necessary for the immediate
33 preservation of the public peace, health, or safety, or support of
34 the state government and its existing public institutions, and takes
35 effect immediately.

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