

A Shared Vision for Washington's Housing Supply Crisis

Democrats and Republicans are working toward a shared vision to address Washington's housing supply crisis through more diverse home options and a streamlined the regulatory process. Without more units, we will never fix the housing crisis.

Increasing middle housing supply HB 1110/SB 5190 (*Bateman, Barkis/Trudeau*)

Expanding middle housing in areas traditionally dedicated to single-family detached housing.

Transit Oriented Development HB 1517/SB 5466 (*Lias, Gildon/Reed*)

Creating more housing near light rail and bus rapid transit.

Easing barriers to accessory dwelling units HB 1337 (*Gregerson, Barkis*)

Requires cities and counties to allow ADUs in urban growth areas (UGAs) and prohibits certain regulations that hinder ADU construction.

Concerning accessory dwelling units SB 5235/HB 1276 (*Shewmake/Pollet*)

Cities and counties may not impose a limit on ADUs of fewer than one attached and one detached (with exceptions)

Establishing limitations on detached ADUs outside of Urban Growth Areas HB 1133/SB 5357 (*Chapman, Gildon*)

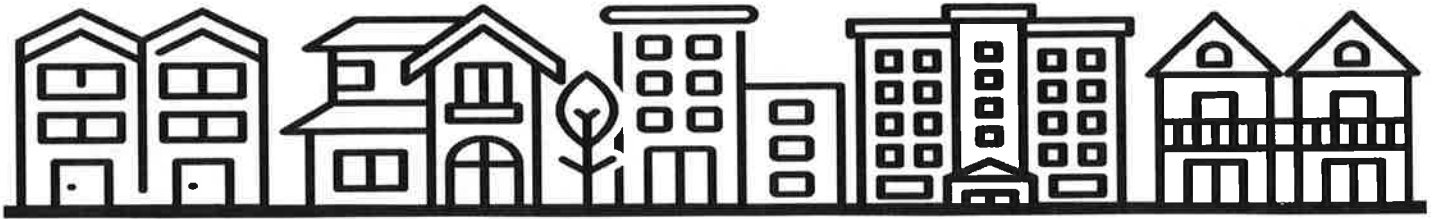
Authorizes rural counties to allow ADU construction in their Growth Management Act planning but limits ADUs to one unit per lot.

Lot splitting SB 5364/HB 1245 (*Barkis, Frame*)

Allows lots of over 1,500 square feet to be split, allowing for the construction of new housing units.

Increasing the supply and affordability of condominium units and townhouses HB 1298/SB 5258 (*Hutchins/Shewmake*)

Makes purchasing a townhome or condominium easier by exempting first-time home buyers from the Real Estate Excise Tax when purchasing a condominium or townhome and easing certain regulations.



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Local Project Review HB 1519 (*Barkis, Bateman*)

Ensures predictable and consistent permit processes by creating a system of accountability, metrics, and best practices for local governments to follow during the permit process.

Project permit application processing timeline HB 1449 (*Alvarado, Hutchins*)

Requires cities and counties to meet deadlines in processing building permits and to provide an explanation for missing them.

Consolidating local permit review processes SB 5290/HB 1296 (*Mullet/Peterson*)

Exempts project permits for certain interior work from site plan review and establishes a consolidated permit review grant program for local governments to expedite permitting decisions.

Streamlining development regulations HB 1293 (*Klicker, Leavitt*)

Requires GMA cities and counties to apply only clear and objective design review standards to the exterior of new development.

Residential housing regulations HB 1167 (*Duerr, Low*)

Requires the development of preapproved middle housing plans and tasks the state building code council recommending changes to apply the international residential code to multiplex housing.

Concerning project permit timelines SB 5473 (*Gildon*)

Creates permit review time periods for certain applications and requires jurisdictions to refund a percentage of permit fees if the timeline isn't met.