
SENATE BILL 6185

State of Washington

63rd Legislature

2014 Regular Session

By Senators Chase, Ericksen, McAuliffe, and Roach

Read first time 01/17/14. Referred to Committee on Natural Resources & Parks.

1 AN ACT Relating to floating houses in harbor areas; adding new
2 sections to chapter 79.115 RCW; and creating new sections.

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

4 NEW SECTION. **Sec. 1.** A new section is added to chapter 79.115 RCW
5 to read as follows:

6 (1) The residential use of floating houses, as defined under WAC
7 332-30-106(23) as existing on the effective date of this section, is an
8 allowable use of aquatic lands within a harbor area, subject to the
9 limitations of this section.

10 (2) The department shall allow the residential use of floating
11 houses on aquatic lands in a harbor area:

12 (a) Where residential use of floating houses is compatible with
13 existing navigational or commercial uses in the harbor area; and

14 (b) In the same manner and subject to the same rules, guidelines,
15 and other department policies that apply to the use of floating houses
16 on aquatic lands outside of a harbor area.

17 (3) Upon expiration of a relevant lease or other aquatic lands use
18 authorization document and with at least six-months notice to the owner

1 of any affected floating house, the department may require that
2 residential use of a floating house yield to a newly authorized and
3 conflicting navigational or commercial use in the harbor area.

4 NEW SECTION. **Sec. 2.** A new section is added to chapter 79.115 RCW
5 to read as follows:

6 The residential use of any floating house, as defined under WAC
7 332-30-106(23) as existing on the effective date of this section,
8 located on aquatic lands in a harbor area on the effective date of this
9 section is deemed authorized by the department and such a floating
10 house may remain in the harbor area subject to section 1(3) of this
11 act.

12 NEW SECTION. **Sec. 3.** A new section is added to chapter 79.115 RCW
13 to read as follows:

14 The department and, if applicable, the holder of a lease or other
15 aquatic lands use authorization document must ensure that the owner of
16 any floating house, as defined under WAC 332-30-106(23) as existing on
17 the effective date of this section, in a harbor area has written
18 notification of the effect of sections 1 and 2 of this act on the
19 effective date of this section or at the time the use of the floating
20 house in the harbor area commences, whichever is later. The written
21 notification must specifically include information about the potential
22 for residential use of a floating house to yield to future conflicting
23 navigational or commercial uses consistent with the circumstances and
24 processes provided under section 1(3) of this act.

25 NEW SECTION. **Sec. 4.** By December 31, 2014, the department of
26 natural resources must update applicable rules, guidelines, and any
27 other department policy consistent with sections 1 through 3 of this
28 act.

29 NEW SECTION. **Sec. 5.** This act specifically authorizes residential
30 floating houses on aquatic lands within a harbor area under specified
31 circumstances and establishes associated conditions and implementing
32 provisions. This act does not affect the application of any other
33 applicable permit or authority, including waste disposal requirements

1 and application of local shoreline master programs under chapter 90.58
2 RCW.

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