
SENATE BILL 5382

State of Washington

66th Legislature

2019 Regular Session

By Senators Zeiger, Palumbo, Das, Nguyen, Short, Van De Wege, Wilson, C., and Wilson, L.

Read first time 01/18/19. Referred to Committee on Housing Stability & Affordability.

1 AN ACT Relating to tiny houses serving as accessory dwelling
2 units; and amending RCW 36.70.677.

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

4 **Sec. 1.** RCW 36.70.677 and 1993 c 478 s 10 are each amended to
5 read as follows:

6 (1) For the purposes of this section:

7 (a) "Tiny house" means a dwelling to be used as permanent housing
8 with permanent provisions for living, sleeping, eating, cooking, and
9 sanitation built in accordance with the 2018 International Resident
10 Code Appendix Q.

11 (b) "Tiny house with wheels" means a dwelling to be used as
12 permanent housing with permanent provisions for living, sleeping,
13 eating, cooking, and sanitation that meets the certification
14 requirements of the American national standards institute A119.2
15 standard for recreational vehicles, A119.5 standard for park
16 trailers, or that is self-certified under RCW 43.22.355.

17 (2) Any local government, as defined in RCW 43.63A.215, that is
18 planning under this chapter shall comply with RCW 43.63A.215(3).

19 (3) A tiny house may be allowed as an accessory dwelling unit for
20 the purposes of permanent residence without being attached to or
21 constructed within the primary dwelling unit.

1 (4) A tiny house with wheels for which the owner has made
2 reasonable accommodation for water, power, and sewage disposal for
3 use as a permanent residence may be allowed as an accessory dwelling
4 unit without being attached to or constructed within the primary
5 dwelling unit.

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