

E2SHB 1220 - S COMM AMD
By Committee on Housing & Local Government

1 Beginning on page 11, line 15, strike all of sections 3 and 4 and
2 insert the following:

3 "NEW SECTION. **Sec. 3.** A new section is added to chapter 35A.21
4 RCW to read as follows:

5 A code city may not prohibit emergency housing, transitional
6 housing, or permanent supportive housing in any zones in which
7 residential dwelling units, hotels, or short-term rentals are
8 allowed, and may not prohibit emergency shelters in any zone in which
9 hotels are allowed. Reasonable occupancy, spacing, intensity of use,
10 and operational restrictions may be imposed on indoor emergency
11 housing and indoor emergency shelters. Any such restrictions on
12 occupancy, spacing, and intensity of use may not prevent the siting
13 of sufficient indoor emergency housing or indoor emergency shelters
14 necessary to accommodate each code city's projected need for such
15 housing and shelter. For purposes of this section, "dwelling unit"
16 has the same meaning as defined in RCW 36.70A.696, "hotel" has the
17 same meaning as defined in RCW 19.48.010, and "short-term rental" has
18 the same meaning as defined in RCW 64.37.010.

19 NEW SECTION. **Sec. 4.** A new section is added to chapter 35.21
20 RCW to read as follows:

21 A city may not prohibit emergency housing, transitional housing,
22 or permanent supportive housing in any zones in which residential
23 dwelling units, hotels, or short-term rentals are allowed, and may
24 not prohibit emergency shelters in any zone in which hotels are
25 allowed. Reasonable occupancy, spacing, intensity of use, and
26 operational restrictions may be imposed on indoor emergency housing
27 and indoor emergency shelters. Any such restrictions on occupancy,
28 spacing, and intensity of use may not prevent the siting of
29 sufficient indoor emergency housing or indoor emergency shelters
30 necessary to accommodate each city's projected need for such housing
31 and shelter. For purposes of this section, "dwelling unit" has the

1 same meaning as defined in RCW 36.70A.696, "hotel" has the same
2 meaning as defined in RCW 19.48.010, and "short-term rental" has the
3 same meaning as defined in RCW 64.37.010."

EFFECT: Replaces the prohibition on cities preventing emergency housing and shelters and permanent supportive housing in certain zones where short-term rentals are allowed, and the requirement that such housing be permitted at the same occupancy levels as short-term rentals in the residential zone, with the following:

(1) Prohibits cities from preventing emergency housing, transitional housing, or permanent supportive housing in any zones in which residential dwelling units, hotels, or short-term rentals are allowed, and emergency shelters in any zone in which hotels are allowed.

(2) Authorizes the imposition of reasonable occupancy, spacing, intensity of use, and operational restrictions on indoor emergency housing and indoor emergency shelters, but that any such restrictions on occupancy, spacing, and intensity of use does not prevent the siting of sufficient indoor emergency housing or shelters to accommodate the projected need.

(3) Provides definitions for "dwelling unit" and "hotel," while clarifying the definition of "short-term rental" to align with how the term is defined under statutory provisions regulating short-term rentals.

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