

Maximizing Existing Housing Stock: Overview of Recent Housing Legislation

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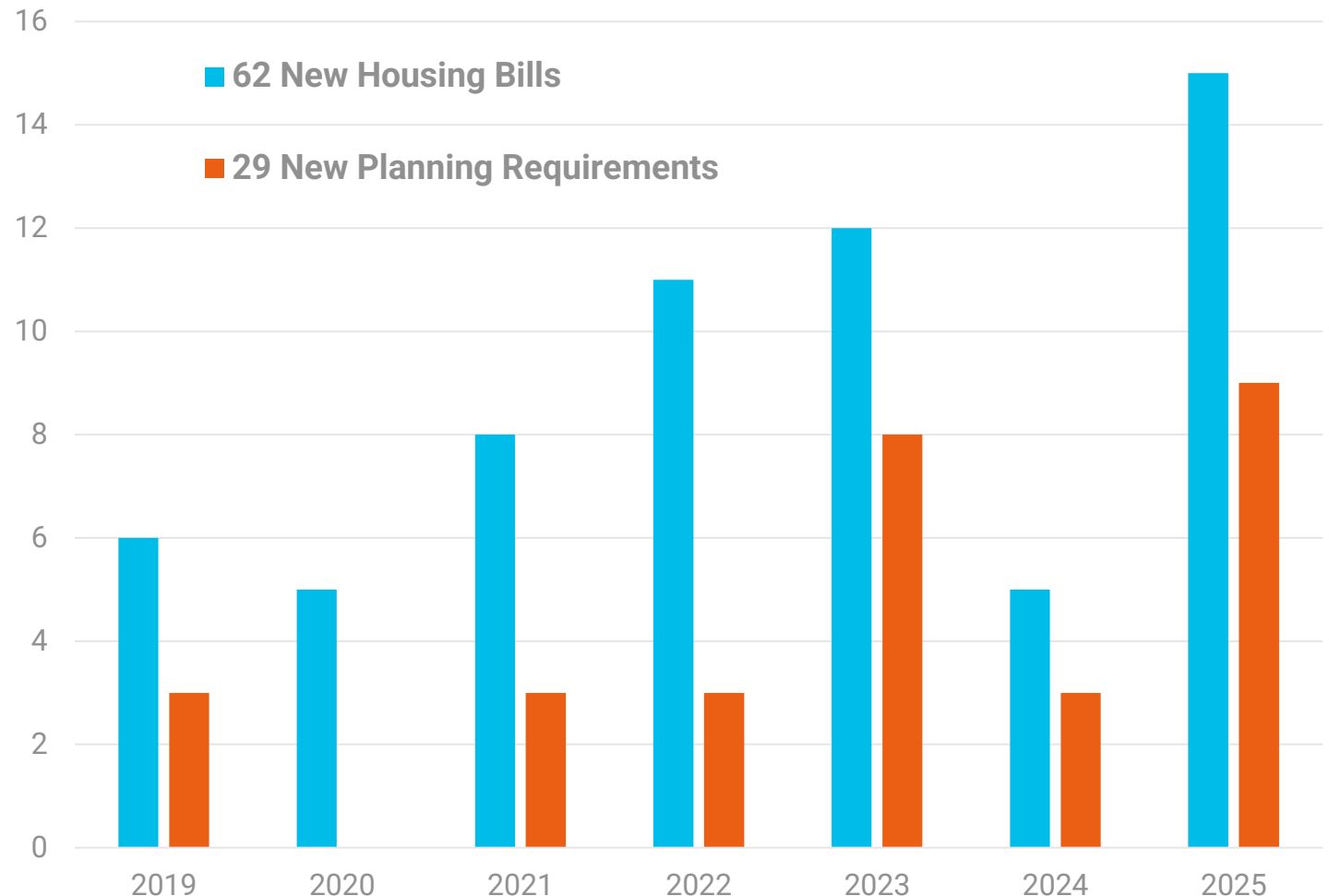
DECEMBER 2025



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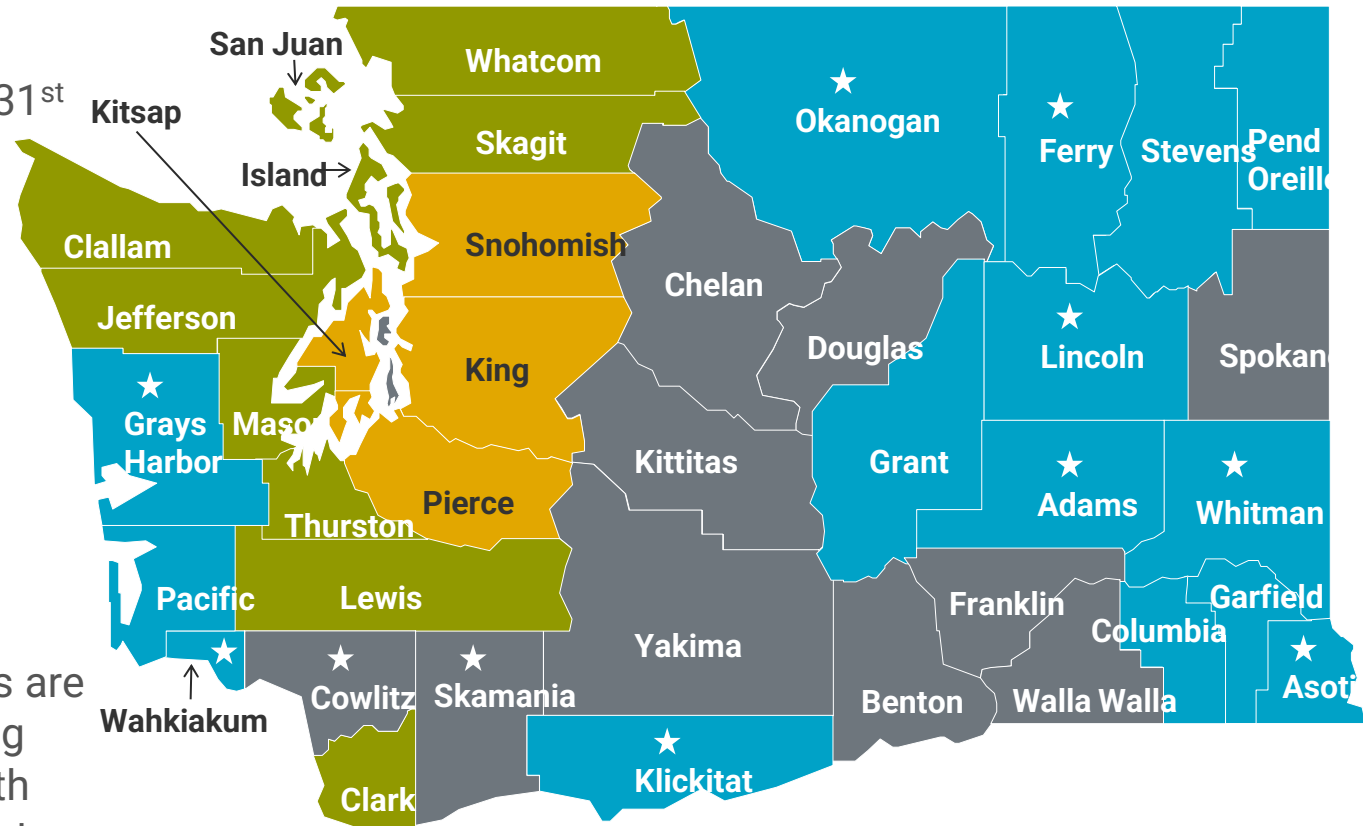
Recent Housing Bills since 2019

- **2021:** Housing Element
STEP Housing
Condo Liability Reform
- **2022:** SEPA Reform, Tiny
Homes
- **2023:** Middle Housing, ADU,
Unit Lot Subdivision, Design
Review, Permit Timelines
- **2024:** Co-living
- **2025:** Housing Accountability
Act, Parking reform, lot split,
TOD



Implementation of new Housing Element Requirements

- Work is moving to Eastern Washington
 - Several Puget Sound jurisdictions are still working on the Housing Element
 - Uncertainty about the standard for **sufficient capacity** and **adequate provision**
 - Changes have implications throughout the planning process
 - Cities and counties will struggle to finance the infrastructure
- **2024**
Due December 31st
- **2025**
Due Jun 30th
- **2026**
Due June 30th
- **2027**
Due June 30th
- ★ Starred counties are partially planning under the Growth Management Act

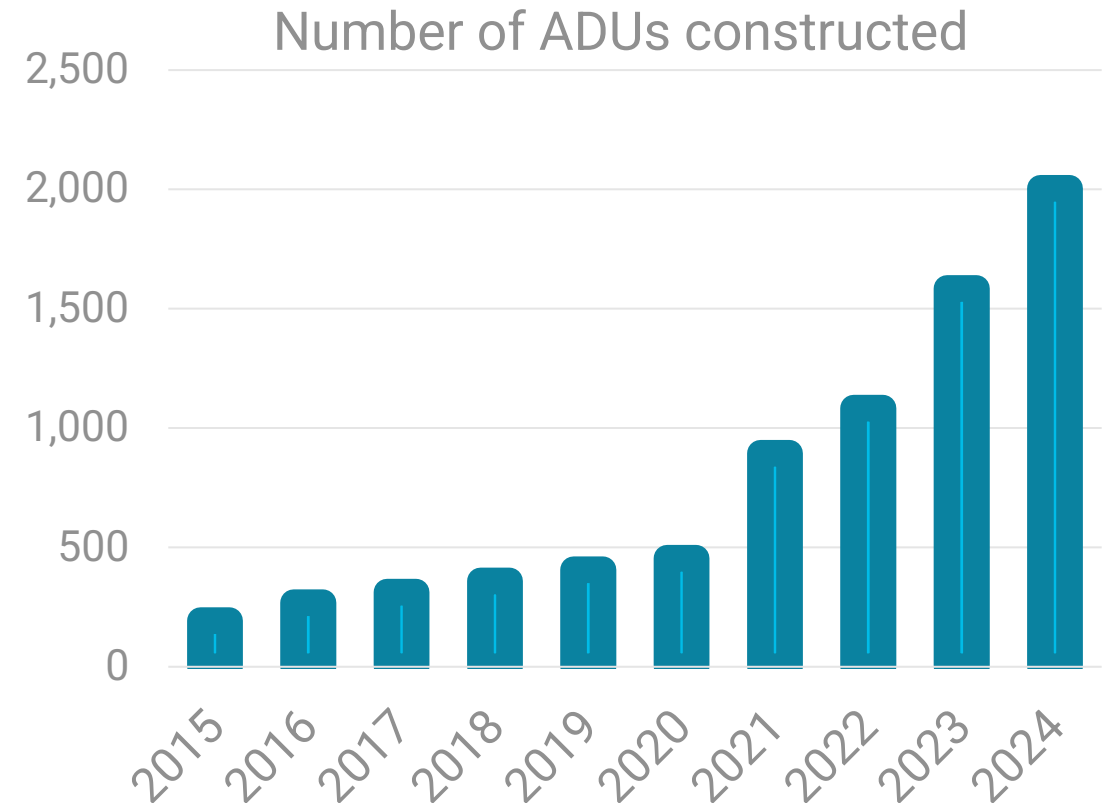


Changes to the Housing Market

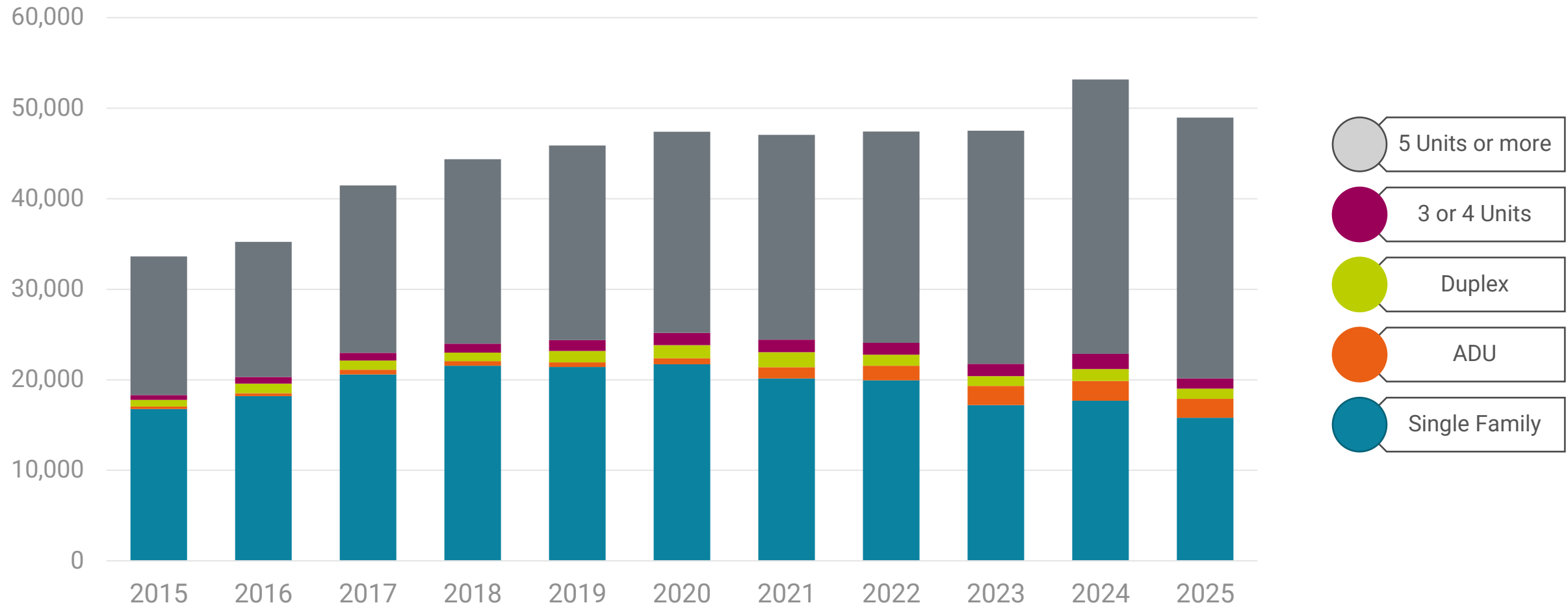
ADU production is increasing.

Market Dynamics

- More people renting rooms in their home
- Short term rentals
- Investor-owned single-family rental



New OFM Housing Production Data



Thank you!



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