



Washington State 2022 End of Session Report

Despite a short Legislative Session, the Washington State Legislature had a busy work period, with a total of 2, 838 bills considered over 60-day session. With the ever-increasing rate of homelessness and rising home prices, housing continues to be one of the largest policy discussions in Olympia. Lawmakers introduced over 100 bills that touched on the housing industry this year. The most contentious concept that came out of the housing space this session revolved around rezoning to increase multi-family housing and whether the state or local governments should lead these efforts.

Of the 309 bills that passed this session, the LAC highlights the following:

SB 5693 – Supplemental Budget Appropriations (PASSED). Provides funding for a study to review all community association covenants to determine how many prohibit accessory dwelling units (ADUs) and how that impacts the overall housing supply in Washington.

HB 1793 – Electric Vehicle Charging Stations in Common Interest Communities (PASSED). Prohibits an association from placing unreasonable restrictions on the installation or use of an electric vehicle charging station (EVCS) within the boundaries of an owner’s unit or in a designated parking space. Requires homeowner requesting the EVCS to finance the infrastructure costs.

SB 5758 – Condominium Conversions (PASSED). Requires the Housing Finance Commission to implement a condominium conversion tenant-to-homeowner program. Requires the Affordable Housing Advisory Board to conduct a study on condominium conversions and to add a condominium representative to the Board.

NOTEWORTHY: The LAC also worked on several bills that did not pass this year, but feels that these issues will return in 2023. The top two bills in this category are:

HB 1660 / SB 5648 – Concerning Accessory Dwelling Units. Requires cities and counties fully planning under the Growth Management Act (GMA) to allow for the construction of ADUs within urban growth areas (UGAs) and prohibits cities and counties from imposing certain ADU regulations. Prohibits governing documents applicable to community associations created after the effective date of the act from prohibiting ADUs within UGAs.



HB 1782 / SB 5760 – Creating Additional Middle Housing Near Transit and in Areas Traditionally Dedicated to Single-Family Detached Housing. Any city with a population of 20,000 or more that plans under GMA must authorize the development of all middle housing types on all lots over 4,500 sq ft zoned for detached single-family residential use and within 0.5 miles of a major transit stop, based on walking distance. These cities must also allow for the development of duplexes and both attached and detached ADUs on all other lots over 4,500 sq ft zoned for single-family residential use, and for the development of triplexes on corner lots exceeding 5,000 sq feet. Cities with a population between 10,000 and 20,000 must authorize the development of duplexes on all lots exceeding 4,500 sq feet zoned for detached single-family residential use that do not have an ADU on the lot. This bill precluded community associations from creating new declarations and governing documents of a community association within a city subject to middle housing and density requirements from prohibiting such middle housing and density requirements.

Your Assistance is Needed

To help fund CAI advocacy activities in 2022 and beyond, donations are vital to our continued successes. We encourage donations from Washington State community associations and individuals. Please visit www.caionline.org/lacdonate/ and donate to CAI's Washington State Legislative Action Committee to support our continued efforts.

Washington State Contact Information

- Visit <https://www.caionline.org/Advocacy/LAC/WA/Pages/default.aspx> or <https://wscai.org/>
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