Growth Management Act Amendments Applicable to Sequim's Periodic Update

Topic	Year Passed	Bill Number	Summary	Sequim Implementation
Housing	2019	HB 1377	Requires allowing a density bonus for affordable housing developments on property owned by religious organizations.	Title 18 Zoning Update
Housing	2019	HB 1923	Encourages jurisdictions to take actions to increase residential building capacity, requires that permanent supportive housing be allowed in areas permitting multi-unit residential buildings, and limits minimum parking standards.	Title 18 Zoning Update
Housing	2020	HB 2343	Expands the list of actions jurisdictions are encouraged to take to increase residential building capacity, limits minimum parking standards for housing, and amends the definition of "permanent supportive housing."	Title 18 Zoning Update
Occupants per dwelling unit	2021	ESSB 5235	Except for group living and other specific exceptions, cannot regulate or limit the number of unrelated persons that may occupy a household or dwelling unit.	Title 18 Zoning Update
Housing Element	2021	HB 1220	Establishes significant updates to requirements for comprehensive plan housing elements and related development regulations. Includes requirements for STEP housing, housing by income band, Housing Needs Assessment, Adequate Provisions and Racially Disparate Impacts Analysis.	Comprehensive Plan, Appendix A, Title 18 Zoning Update
Impact Fees	2023	HB 5258	Requires impact fees to reflect a proportionate impact based on square footage, number of bedrooms, or trips.	After Comprehensive Plan Adoption
Climate and Resiliency	2023	HB 1181	Adds a climate change and resiliency goal to the GMA. Requires a new climate change and resiliency element in GMA comprehensive plans. Requires active transportation (pedestrian, bicycle) level of service standards be included in Transportation Element.	Comprehensive Plan
Building Conversions	2023	HB 1042	Intended to promote the conversion of existing commercial and mixed-use buildings to multi-family. Exempts the added units from parking mandates, density limits and other regulatory barriers	Title 18 Zoning Update
Building Design	2023	HB 1293	Revise development regulations related to exterior building design standards to ensure they are clear and objective.	Title 18 Zoning Update

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Topic	Year Passed	Bill Number	Summary	Sequim Implementation
Housing	2023	HB 1337	Requires allowing at least two accessory dwelling units per lot and limits regulation of certain standards related to ADUs.	Title 18 Zoning Update
Housing	2024	HB 1998	Requires allowing co-living on any lot that allows at least six units, including mixed use zoning.	Title 18 Update
Parking	2024	SB 6015	Limits authority to regulate certain parking standards and provides standards that jurisdiction shall use.	Title 18 Zoning Update
Housing	2024	ESHB 1998	Requires allowing co-living housing as a permitted use on any lot that allows at least six multifamily residential units, including lots zoned for mixed-use development.	Title 18 Zoning Update
Housing	2025	ESSHB 1096	Division of land through lot splitting.	Title 17 Land Division (completed 3/2026)
Housing	2025	SB 5611	Allows binding site plans for multifamily development.	Title 17 Land Division (completed 3/2026)
Housing	2025	ESSHB 1096	Increases housing options through a one-time administrative lot split which may be processed concurrently with the review of a residential building permit.	Title 17 Land Division (completed 3/2026)
Housing	2025	SB 1183	Prohibits certain building design features on multifamily housing.	Title 18 Zoning Update
Housing	2026	HB 2266	Requires cities and counties to allow transitional housing, permanent supportive housing, indoor emergency shelters, and indoor emergency housing (STEP housing) in any zones that are not zoned for industrial use.	Title 18 Zoning Update

Topic	Year Passed	Bill Number	Summary	Sequim Implementation
Housing	2026	HB 2266	Requires allowing transitional housing, permanent supportive housing, indoor emergency shelters and indoor emergency housing (STEP) housing in all zones except those zoned industrial.	Title 18 Zoning Update
Housing	2026	HB 1859	Allows mixed-income developments on property owned by a religious organization to qualify for a density bonus.	Title 18 Zoning Update