

CERTIFICATION OF ENROLLMENT
ENGROSSED SUBSTITUTE SENATE BILL 5184

69th Legislature
2025 Regular Session

Passed by the Senate April 17, 2025
Yeas 36 Nays 13

President of the Senate

Passed by the House April 11, 2025
Yeas 64 Nays 31

**Speaker of the House of
Representatives**

Approved

Governor of the State of Washington

CERTIFICATE

I, Sarah Bannister, Secretary of the Senate of the State of Washington, do hereby certify that the attached is **ENGROSSED SUBSTITUTE SENATE BILL 5184** as passed by the Senate and the House of Representatives on the dates hereon set forth.

Secretary

FILED

**Secretary of State
State of Washington**

ENGROSSED SUBSTITUTE SENATE BILL 5184

AS AMENDED BY THE HOUSE

Passed Legislature - 2025 Regular Session

State of Washington

69th Legislature

2025 Regular Session

By Senate Housing (originally sponsored by Senators Bateman, Trudeau, Frame, Krishnadasan, Lias, Nobles, Pedersen, Salomon, Shewmake, and Stanford)

READ FIRST TIME 02/07/25.

1 AN ACT Relating to minimum parking requirements; adding a new
2 section to chapter 35.21 RCW; adding a new section to chapter 35A.21
3 RCW; adding a new section to chapter 36.01 RCW; adding a new section
4 to chapter 19.27 RCW; creating new sections; and repealing RCW
5 36.70A.620.

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

7 NEW SECTION. **Sec. 1.** The legislature finds that predetermined
8 on-site parking requirements needlessly drive up the cost of
9 development, particularly housing; discourage walking and multimodal
10 transit usage; and encourage excessive reliance of automobiles with
11 attendant impacts on human health and greenhouse gas emissions. The
12 legislature further finds that the amount of parking that a project
13 actually needs should be determined on a case-by-case basis by permit
14 applicants sensitive to actual market conditions rather than a one-
15 size-fits-all regulation.

16 NEW SECTION. **Sec. 2.** A new section is added to chapter 35.21
17 RCW to read as follows:

18 (1) A city may not require more than 0.5 parking space per
19 multifamily dwelling unit or more than one parking space per single-
20 family home.

1 (2) A city may not require more than two parking spaces per 1,000
2 square feet of commercial space.

3 (3) A city may not require any minimum parking requirements for:

4 (a) Residences under 1,200 square feet;

5 (b) Commercial spaces under 3,000 square feet;

6 (c) Affordable housing;

7 (d) Senior housing;

8 (e) Child care centers as defined in RCW 43.216.010 that are
9 licensed or certified by the department of children, youth, and
10 families;

11 (f) Ground level nonresidential spaces in mixed-use buildings;
12 and

13 (g) A building undergoing a change of use from a nonresidential
14 to a residential use or a change of use for a commercial use.

15 (4) For purposes of this section:

16 (a) "Affordable housing" has the same meaning as in RCW
17 36.70A.030.

18 (b) "Commercial use" means use for nonresidential business
19 purposes, including retail, office, wholesale, general merchandise,
20 and food services.

21 (5) This section does not apply to requirements for parking
22 spaces permanently marked for the exclusive use of individuals with
23 disabilities in compliance with the Americans with disabilities act.

24 (6) The provisions of this section do not apply:

25 (a) To cities with a population of 30,000 or less, as determined
26 by the population estimate of the office of financial management
27 under RCW 43.62.030;

28 (b) If a city submits to the department of commerce an empirical
29 study prepared by a credentialed transportation or land use planning
30 expert that clearly demonstrates, and the department finds and
31 certifies, that the application of the parking limitations of this
32 section will be significantly less safe for vehicle drivers or
33 passengers, pedestrians, or bicyclists than the city's current
34 parking requirements; or

35 (c) To portions of cities within a one-mile radius of a
36 commercial airport in Washington with at least 9,000,000 annual
37 enplanements.

38 (7) Cities may require parking in excess of the limitations in
39 this section for religious organizations and parking requirements for
40 carpools.

1 (8) Cities are not prohibited from requiring temporary or time-
2 restricted parking. Cities are encouraged to consider the adequacy of
3 drop-off space, waiting space, and accessibility in the design review
4 process when considering the limitations on parking requirements.

5 (9) Cities that have adopted substantially similar policies to
6 the requirements established in this section may apply to the
7 department of commerce for a determination of compliance with the
8 requirements of this section. In determining what is substantially
9 similar, the department of commerce shall consider whether:

10 (a) The city's parking requirements as of July 2025 have the same
11 or lower parking minimums than the requirements of this section;

12 (b) The city's parking requirements are equal to the average
13 number of parking stalls required per residential unit and the
14 average number of parking stalls required per 1,000 square feet of
15 commercial space; and

16 (c) The city's parking requirements for affordable housing,
17 senior housing, housing for people with disabilities, and child care
18 facilities are equivalent to the requirements of this section.

19 (10) Cities may submit a request for a variance from the
20 requirements of this section to the department of commerce if
21 compliance with the requirements of this section would be hazardous
22 to the life, health, and safety of residents as confirmed by a
23 building official or fire marshal, or their designees. A request for
24 a variance may include requests to require additional parking spaces
25 permanently marked for the exclusive use of individuals with
26 disabilities beyond those required for compliance with the Americans
27 with disabilities act based on the planned or likely population,
28 location, or safety of a building, using objective standards.

29 (11) Cities with a population between 30,000 and 50,000 shall
30 implement the requirements of this section within three years of the
31 effective date of this act. Cities with a population of 50,000 or
32 greater shall implement the requirements of this act within 18 months
33 of the effective date of this act.

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

36 (1) A code city may not require more than 0.5 parking space per
37 multifamily dwelling unit or more than one parking space per single-
38 family home.

(2) A code city may not require more than two parking spaces per 1,000 square feet of commercial space.

(3) A code city may not require any minimum parking requirements for:

(a) Residences under 1,200 square feet;

(b) Commercial spaces under 3,000 square feet;

(c) Affordable housing;

(d) Senior housing;

(e) Child care centers as defined in RCW 43.216.010 that are licensed or certified by the department of children, youth, and families;

(f) Ground level nonresidential spaces in mixed-use buildings; and

(g) A building undergoing a change of use from a nonresidential to a residential use or a change of use for a commercial use.

(4) For purposes of this section:

(a) "Affordable housing" has the same meaning as in RCW 36.70A.030.

(b) "Commercial use" means use for nonresidential business purposes, including retail, office, wholesale, general merchandise, and food services.

(5) This section does not apply to requirements for parking spaces permanently marked for the exclusive use of individuals with disabilities in compliance with the Americans with disabilities act.

(6) The provisions of this section do not apply:

(a) To code cities with a population of 30,000 or less, as determined by the population estimate of the office of financial management under RCW 43.62.030;

(b) If a code city submits to the department of commerce an empirical study prepared by a credentialed transportation or land use planning expert that clearly demonstrates, and the department finds and certifies, that the application of the parking limitations of this section will be significantly less safe for vehicle drivers or passengers, pedestrians, or bicyclists than the code city's current parking requirements; or

(c) To portions of code cities within a one-mile radius of a commercial airport in Washington with at least 9,000,000 annual enplanements.

1 (7) Code cities may require parking in excess of the limitations
2 in this section for religious organizations and parking requirements
3 for carpools.

4 (8) Code cities are not prohibited from requiring temporary or
5 time-restricted parking. Code cities are encouraged to consider the
6 adequacy of drop-off space, waiting space, and accessibility in the
7 design review process when considering the limitations on parking
8 requirements.

9 (9) Code cities that have adopted substantially similar policies
10 to the requirements established in this section may apply to the
11 department of commerce for a determination of compliance with the
12 requirements of this section. In determining what is substantially
13 similar, the department of commerce shall consider whether:

14 (a) The code city's parking requirements as of July 2025 have the
15 same or lower parking minimums than the requirements of this section;

16 (b) The code city's parking requirements are equal to the average
17 number of parking stalls required per residential unit and the
18 average number of parking stalls required per 1,000 square feet of
19 commercial space; and

20 (c) The code city's parking requirements for affordable housing,
21 senior housing, housing for people with disabilities, and child care
22 facilities are equivalent to the requirements of this section.

23 (10) Code cities may submit a request for a variance from the
24 requirements of this section to the department of commerce if
25 compliance with the requirements of this section would be hazardous
26 to the life, health, and safety of residents as confirmed by a
27 building official or fire marshal, or their designees. A request for
28 a variance may include requests to require additional parking spaces
29 permanently marked for the exclusive use of individuals with
30 disabilities beyond those required for compliance with the Americans
31 with disabilities act based on the planned or likely population,
32 location, or safety of a building, using objective standards.

33 (11) Code cities with a population between 30,000 and 50,000
34 shall implement the requirements of this section within three years
35 of the effective date of this act. Code cities with a population of
36 50,000 or greater shall implement the requirements of this act within
37 18 months of the effective date of this act.

38 NEW SECTION. **Sec. 4.** A new section is added to chapter 36.01
39 RCW to read as follows:

1 (1) A county may not require more than 0.5 parking space per
2 multifamily dwelling unit or more than one parking space per single-
3 family home.

4 (2) A county may not require more than two parking spaces per
5 1,000 square feet of commercial space.

6 (3) A county may not require any minimum parking requirements
7 for:

8 (a) Residences under 1,200 square feet;

9 (b) Commercial spaces under 3,000 square feet;

10 (c) Affordable housing;

11 (d) Senior housing;

12 (e) Child care centers as defined in RCW 43.216.010 that are
13 licensed or certified by the department of children, youth, and
14 families;

15 (f) Ground level nonresidential spaces in mixed-use buildings;
16 and

17 (g) A building undergoing a change of use from a nonresidential
18 to a residential use or a change of use for a commercial use.

19 (4) For purposes of this section:

20 (a) "Affordable housing" has the same meaning as in RCW
21 36.70A.030.

22 (b) "Commercial use" means use for nonresidential business
23 purposes, including retail, office, wholesale, general merchandise,
24 and food services.

25 (5) This section does not apply to requirements for parking
26 spaces permanently marked for the exclusive use of individuals with
27 disabilities in compliance with the Americans with disabilities act.

28 (6) The provisions of this section do not apply:

29 (a) If a county submits to the department of commerce an
30 empirical study prepared by a credentialed transportation or land use
31 planning expert that clearly demonstrates, and the department finds
32 and certifies, that the application of the parking limitations of
33 this section will be significantly less safe for vehicle drivers or
34 passengers, pedestrians, or bicyclists than the county's current
35 parking requirements; or

36 (b) To portions of counties within a one-mile radius of a
37 commercial airport in Washington with at least 9,000,000 annual
38 enplanements.

1 (7) A county may require off-street parking if the county's roads
2 are not developed to the standards for streets and roads adopted by
3 the cities within that county.

4 (8) Counties may require parking in excess of the limitations in
5 this section for religious organizations and parking requirements for
6 carpools.

7 (9) Counties are not prohibited from requiring temporary or time-
8 restricted parking. Counties are encouraged to consider the adequacy
9 of drop-off space, waiting space, and accessibility in the design
10 review process when considering the limitations on parking
11 requirements.

12 (10) A county may submit a request for a variance from the
13 requirements of this section to require additional parking spaces
14 permanently marked for the exclusive use of individuals with
15 disabilities beyond those required for compliance with the Americans
16 with disabilities act based on the planned or likely population,
17 location, or safety of a building, using objective standards.

18 (11) Counties that have adopted substantially similar policies to
19 the requirements established in this section may apply to the
20 department of commerce for a determination of compliance with the
21 requirements of this section. In determining what is substantially
22 similar, the department of commerce shall consider whether:

23 (a) The county's parking requirements as of July 2025 have the
24 same or lower parking minimums than the requirements of this section;

25 (b) The county's parking requirements are equal to the average
26 number of parking stalls required per residential unit and the
27 average number of parking stalls required per 1,000 square feet of
28 commercial space; and

29 (c) The county's parking requirements for affordable housing,
30 senior housing, housing for people with disabilities, and child care
31 facilities are equivalent to the requirements of this section.

32 (12) Counties with a population between 30,000 and 50,000 shall
33 implement the requirements of this section within three years of the
34 effective date of this act. Counties with a population of 50,000 or
35 greater shall implement the requirements of this act within 18 months
36 of the effective date of this act.

37 NEW SECTION. **Sec. 5.** A new section is added to chapter 19.27
38 RCW to read as follows:

1 The state building code council shall research and, if necessary,
2 adopt by rule updated accessible parking space requirements in the
3 state building code promulgated under this chapter to align with
4 current research on disability rates among drivers.

5 NEW SECTION. **Sec. 6.** RCW 36.70A.620 (Cities planning under RCW
6 36.70A.040—Minimum residential parking requirements) and 2020 c 173 s
7 3 & 2019 c 348 s 5 are each repealed.

8 NEW SECTION. **Sec. 7.** This act may be known and cited as the
9 parking reform and modernization act.

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