

2019 - 2020 Seattle City Council Statement of Legislative Intent

Ready for Notebook

Tab	Action	Option	Version
33	10	A	1

Budget Action Title: SDCI report on a regulatory path to allow tiny-homes as a long-term housing option

Ongoing: No

Primary Sponsor: O'Brien, Mike

Councilmembers:

Staff Analyst: Aly Pennucci

Date	Total	BC	SB	TM	LG	BH	LH	RJ	DJ	MO	KS
	Yes										
	No										
	Abstain										
	Absent										

Statement of Legislative Intent:

This Statement of Legislative Intent requests that the Seattle Department of Construction and Inspections research and identify options to establish a regulatory path to legalize tiny-homes (on and off wheels) as a long-term housing option. SDCI is requested to work collaboratively with the Office of Housing, the Human Services Department, and the Council Central Staff. The SLI response should:

1. Identify best practices from other cities that allow tiny homes as a long-term housing option (for example, [Fresno, CA](#));
2. Identify regulatory barriers in local and state codes (building, housing, and land use codes);
3. Determine path to eliminate these barriers without compromising life/safety concerns. Barriers identified in State codes should be discussed with the Office of Intergovernmental Relations to consider opportunities to update State codes; and
4. Identify the legislation necessary to amend local codes to remove regulatory barriers within the City's authority. This should include developing definitions and standards for tiny homes on wheels and tiny homes on temporary foundations (i.e. cinder blocks), distinguishing tiny homes from Accessory Dwelling Units, and standards for utility connections. One example of a potential code modification is to implement changes to the building code authorized by [HB 1085](#) (adopted in 2018). HB 1085 allows cities to adopt regulations eliminating or modifying minimum gross floor area requirement for single-family dwellings below the minimum performance standards and objectives contained in the state building code

SDCI is requested to submit a report to the Chair of the Planning, Land Use and Zoning Committee, and to the Executive Director of Council Central Staff, by September 16, 2019.

Responsible Council Committee(s): Planning, Land Use and Zoning Committee

Date Due to Council: September 16, 2019