

Upcoming Changes to Housing Regulations

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In 2023, the WA state legislature passed two bills to create more housing options throughout the State. The two bills are HB1110/Middle Housing and EHB1337/ADU's. This handout covers some of the upcoming changes we can expect to see in Shoreline.

What does HB1110 say?

In summary, HB1110 requires cities like Shoreline to allow multiple dwelling units per lot in a 'Middle Housing' type of form. Specific requirements and specifications are based on a city's population and county.

What is 'Middle Housing'?

Middle Housing refers to buildings that offer multiple, individual residences inside of one building that is about the same size as a single-family house. Middle housing is designed to blend in with existing single-family houses. Middle housing can also be a group of smaller structures clustered together. Examples of middle housing include duplexes, triplexes, fourplexes, courtyard apartments, cottage housing, townhouses, and multiplexes.

What does HB1110 mean for Shoreline?

The City is beginning to write middle housing development regulations. Some changes you can expect to see are more variety in available housing types in residential areas, exceptions to density and parking requirements. Please note that the new codes and guidelines have not yet been adopted by City Council. You can stay up to date on the development code by signing up for updates at the www.shorelinewa.gov/middlehousing

When will HB1110 take effect in Shoreline?

The timeline for implementing these changes is tied to the [City's Comprehensive Plan](#) and Growth Management Act. The City of Shoreline will need to comply with new State regulations by June 2025 or, six months after the 2024 update to the Comprehensive Plan.

**All photos courtesy of Sightline.com*



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Permit processing ends at 4 p.m.

What does EHB1337 say?

EHB 1337 requires that all areas that residential zoned properties that meet a minimum lot size, must allow at least two ADU's per lot. The bill also reduces or eliminates some of the current requirements for building/owning/selling an ADU.

What is an ADU (Accessory Dwelling Unit)?

The [MRSC](#) defines ADU's as a: *small, self-contained residential units located on the same lot as an existing single-family home. An ADU has all the basic facilities needed for day-to-day living, such as a kitchen, sleeping area, and a bathroom, and may be either attached to or detached from the primary residence.*

What does EHB1337 mean for Shoreline?

Some changes you can expect to see are:

1. Number of ADUs per lot: Two ADUs per lot will be allowed in addition to the principal unit, for lots that meet the minimum lot size required for the principal housing unit. Local regulations must permit ADUs to be attached, detached or a combination of both types. In addition, a conversion of an existing structure into an ADU, such as a detached garage, must be allowed.
2. ADU size: Local governments may not require ADUs to be smaller than 1,000 gross square feet in size.
3. Owner occupancy: A local government may not require owner occupancy for a principal unit or ADUs.
4. Condominium sales: Local governments may not prohibit the sale or other conveyance of a condominium unit independently of a principal unit solely on the grounds that the condominium unit was originally built as an ADU.
5. Impact fees: Impact fees for ADUs are limited to no more than 50% of those assessed to the principal housing unit.

*Requirements courtesy of [MSRC](#)

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If you are interested in learning more about the upcoming changes, please reach out PCD@shorelinewa.gov or [book an appointment](#) with a City Planner to discuss your future development opportunities.

