

SB 1024 -1, -2, -3, -4, -5 STAFF MEASURE SUMMARY

Senate Committee On Human Services

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Meeting Dates: 4/3, 4/17

WHAT THE MEASURE DOES:

Requires county to allow siting of accessory dwelling unit in area zoned rural residential. Prohibits county from adopting ordinance that restricts siting of accessory dwelling unit in area zoned rural residential.

FISCAL: May Have Fiscal Impact, But No Statement Yet Issued

REVENUE: May Have Revenue Impact, But No Statement Yet Issued

ISSUES DISCUSSED:

- Current practice regarding land use planning and accessory dwelling units
- Effect of measure
- Accessory dwellings practice in other states
- Necessity for additional regulation of buildings in rural residential zones
- Possible amendments

EFFECT OF AMENDMENT:

-1 Replaces measure. Defines terms. Permits county to allow siting of accessory dwelling unit on minimum two acre parcel in area zoned rural residential. Establishes requirements for accessory dwelling unit siting, including minimum four acre parcel for detached accessory dwelling units.

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REVENUE: May Have Revenue Impact, But No Statement Yet Issued

-2 Replaces measure. Defines terms. Permits county to allow siting of accessory dwelling unit on minimum four acre parcel in area zoned rural residential. Establishes requirements for accessory dwelling unit siting.

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-3 Replaces measure. Defines terms. Permits county to allow siting of accessory dwelling unit on minimum two acre parcel in area zoned rural residential. Establishes requirements for accessory dwelling unit siting, including minimum four acre parcel for detached accessory dwelling units. Restricts accessory dwelling unit or associated single-family home from being offered as short term rental.

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REVENUE: May Have Revenue Impact, But No Statement Yet Issued

-4 Replaces measure. Defines terms. Permits county to allow siting of accessory dwelling unit on minimum four acre parcel in area zoned rural residential. Establishes requirements for accessory dwelling unit siting. Restricts accessory dwelling unit or associated single-family home from being offered as short term rental.

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-5 Requires county to determine that accessory dwelling unit will not conflict with or increase costs for farm or forest practices on surrounding land. Requires owner to keep existing single-family dwelling and accessory dwelling unit situated on same parcel after subdivision.

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BACKGROUND:

Accessory dwelling units are permanent structures that are ancillary to an existing single family dwelling on the same property. Accessory dwellings are designed as independent living quarters from the primary single family dwelling, including permanent cooking, eating, sleeping, and sanitary facilities.

Senate Bill 1024 requires counties to allow the siting of one accessory dwelling unit, in addition to one existing single family dwelling, on parcels in areas zoned rural residential. It also requires accessory dwelling units to comply with state and local building standards for residential units. The measure also preempts counties from adopting or enforcing local laws that restrict accessory dwelling units in rural residential zones.