

# Discussion: Interim Legislation to Implement House Bill 1110

# Overview

- The City Council is in the process of discussing interim legislation to implement the requirements of HB 1110 for middle housing to meet the state deadline of June 30<sup>th</sup>.
- The interim legislation would be in effect for up to one year.
- Interim legislation only changes the standards that are required by state law or that are addressed in the HB 1110 model ordinance.
- Many other changes included in the draft permanent legislation such as stacked flat bonus, corner store allowances, parking requirements, etc. are not included in the interim legislation.

# Legislation Timeline

Wednesday, April 30	Council Select Committee Briefing
Wednesday, May 7	Select Committee Discusses Proposed Amendments to CB 120969
Thursday, May 8	SPC Full Commission Meeting
Monday, May 19	Public Hearing: 9:30 (online) and 4:00pm (in-person)
Wednesday, May 21	Council Select Committee Votes on Interim Legislation
Tuesday, May 27	Council Votes on Interim Legislation

# Interim Legislation Proposed Amendments

1. Substitute version of CB 120969 incorporating changes in CB 120949: ADU State Compliance legislation to ensure consistency with each other.
2. Adopt a work program outlining key changes anticipated in permanent legislation
3. Maintain current lot coverage maximums for detached single family structures; preclude single family development from taking advantage of lot coverage development standards intended for middle housing
4. Retaining current standards for front yards along Queen Anne Boulevard

# Interim Legislation Proposed Amendments

5. Restore minimum 2,500 square feet of floor area for projects on lots that are less than 5,000 square feet in NR zones; as drafted, CB 120969 would reduce the permitted size of development on small lots.
6. Clarify and reorganize Neighborhood Residential and Lowrise density limits.
7. Request that the Seattle Department of Construction and Inspections report to the City Council on changes that the Washington State Building Code Council (SBCC) has made to the types of projects that are reviewed under the Residential Code; the SBCC has been tasked by the Washington State Legislature with adopting provisions to expand applicability of the Residential Code to middle housing types.

# Next Steps and Timeline

Mayor Transmits Permanent Legislation to meet HB 1110 requirements to Council

- Anticipated May 2025

Council Deliberations and Public Hearing on Proposed Comprehensive Plan and Permanent Legislation

- Anticipated June through September 2025

Comprehensive Plan and Permanent Legislation Effective

- Anticipated October 2025

# SPU Infrastructure Cost Sharing Legislation

- Mayor Harrell has proposed legislation designed to unlock housing and essential development in neighborhoods that lack utility infrastructure needed for growth.
- 25% of Seattle city blocks outside of the downtown core lack a water, sewer, and/or stormwater mainline.
- Under current City code, the first developer in an area that lacks this infrastructure must cover the full cost to add it—often more than \$500,000—regardless of the project's size.
- Projects facing these costs are 30% less likely to move forward than those that don't.

# SPU Infrastructure Cost Sharing Legislation

- The legislation proposes an equitable cost-sharing approach that spreads the cost of these essential utility improvements proportionally among all developers who benefit from the growth.
- This policy would reduce the financial burden on any single developer. Development would only pay for the portion of a new main line extension directly in front of the property.
- Seattle Public Utilities (SPU) would pay for the remaining portion through an increase in System Development Charges (SDC) paid by most new developments.
- Any future development on adjacent properties would pay a fee for their portion of the main line extension.



# SPU Infrastructure Cost Sharing Legislation

- Building out water, wastewater, and drainage infrastructure will unlock parcels of land for development that today are not financially feasible.
- Project costs are more predictable up front
- Benefits future homeowners by reducing long service lines that are expensive to maintain