

Terms

- Accessory Dwelling Unit (ADU)
 - Attached Accessory Dwelling Unit (AADU)
 - Detached Accessory Dwelling Unit (DADU)
- Growth Management Act (GMA)
- Urban Growth Area (UGA)
- Environmentally Critical Area (ECA)

Read [EHB 1337](#) here, or the [EHB Bill Report](#) here. [Pre July 2025 ADU Regulations](#) here.

- Applies to all GMA/UGA's (both City and unincorporated County), regardless of population
- 🏠 Allows for 2 ADUs on all lots that meet the minimum lot size required for the principal housing unit
 - May be (1) AADU + (1) DADU, (2) AADUs, or (2) DADUs
 - Conversions of existing structures must be allowed
 - **Except**, local governments **can limit** ADU construction
 - if the ADU is not connected to or served by public sewer
 - if the lot is located in residential zones with a density of one dwelling unit per acre or less that are within areas designated as wetlands, fish and wildlife habitats, flood plains, or geologically hazardous areas
 - If the lot is within a watershed serving as potable reservoirs, or areas threatened under the Clean Water Act
- 📏 Requires local gov'ts to not limit ADU size less than 1000 square feet
- 🚗 Limits local gov't from requiring additional parking for ADUs within 0.5-mile of a major transit stop
 - **Except**, these new limits **do not apply** if...
 - within 1.0-mile of a commercial airport with at least 9 Million annual enplanements
 - the city or County submits a report to the Dept. of Commerce that empirically shows vehicle, bicycle, or pedestrian safety will be significantly reduced
- 🏠 Eliminates owner occupancy restrictions
 - **Except**, local governments **may require** owners using one or more units for Short-Term Rentals (STRs) to occupy one of the units
- 🛣 Eliminates street improvements as a condition for permitting
- 🏡 Eliminates setback and height restrictions more restrictive than the SFH
- 🏠 Eliminates restriction on condo conversions and separate sale of ADUs
- 💰 Impact fees are limited to 50% of those assessed for the existing SFH
- ⚠ New developments may not create CC&Rs that limit construction of ADUs on any lot
 - **Except**, NOT retroactive to existing CC&Rs

**LOGAN MOIR**

Broker | Investor
logan.moir@compass.com
507.254.7434



Timeline

- EHB 1337 is effective in a community as soon as an early amendment to a Comprehensive Plan is made, but no later than six months after that jurisdiction's next periodic Comprehensive Plan update after July 23, 2023.
 - Comprehensive Plans are updated on a schedule defined in [RCW 36.70A.130](#). See map below.
 - By Dec. 31, 2024 (EHF 1137 effective July 1, 2025) = Kitsap, Pierce, King, and Snohomish
 - All GMA cities within GMA counties are required to update by the date required for their respective county.
- After a jurisdiction's Comprehensive Plan is updated to match EHB 1337, that jurisdiction has 6 more months to adopt municipal or county code language to match the Comprehensive Plan's intent.
 - Seattle has already begun this process. Expect two more revision cycles before adoption as early as Fall 2025.



2024 Due December 31st **2025** Due June 30th **2026** Due June 30th **2027** Due June 30th

★ Starred counties are partially planning under the Growth Management Act



LOGAN MOIR

Broker | Investor
logan.moir@compass.com
507.254.7434

