

CERTIFICATION OF ENROLLMENT

**ENGROSSED SUBSTITUTE SENATE BILL 5184**

Chapter 204, Laws of 2025

69th Legislature  
2025 Regular Session

MINIMUM PARKING REQUIREMENTS

EFFECTIVE DATE: July 27, 2025

Passed by the Senate April 17, 2025  
Yeas 36 Nays 13

JOHN LOVICK

**President of the Senate**

Passed by the House April 11, 2025  
Yeas 64 Nays 31

Laurie Jinkins

**Speaker of the House of  
Representatives**

Approved May 7, 2025 1:22 PM

BOB FERGUSON

**Governor of the State of Washington**

CERTIFICATE

I, Sarah Bannister, Secretary of the Senate of the State of Washington, do hereby certify that the attached is **ENGROSSED SUBSTITUTE SENATE BILL 5184** as passed by the Senate and the House of Representatives on the dates hereon set forth.

SARAH BANNISTER

**Secretary**

FILED

May 12, 2025

**Secretary of State  
State of Washington**

---

**ENGROSSED SUBSTITUTE SENATE BILL 5184**

---

AS AMENDED BY THE HOUSE

Passed Legislature - 2025 Regular Session

**State of Washington**

**69th Legislature**

**2025 Regular Session**

**By** Senate Housing (originally sponsored by Senators Bateman, Trudeau, Frame, Krishnadasan, Lias, Nobles, Pedersen, Salomon, Shewmake, and Stanford)

READ FIRST TIME 02/07/25.

1 AN ACT Relating to minimum parking requirements; adding a new  
2 section to chapter 35.21 RCW; adding a new section to chapter 35A.21  
3 RCW; adding a new section to chapter 36.01 RCW; adding a new section  
4 to chapter 19.27 RCW; creating new sections; and repealing RCW  
5 36.70A.620.

6 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

7 NEW SECTION. **Sec. 1.** The legislature finds that predetermined  
8 on-site parking requirements needlessly drive up the cost of  
9 development, particularly housing; discourage walking and multimodal  
10 transit usage; and encourage excessive reliance of automobiles with  
11 attendant impacts on human health and greenhouse gas emissions. The  
12 legislature further finds that the amount of parking that a project  
13 actually needs should be determined on a case-by-case basis by permit  
14 applicants sensitive to actual market conditions rather than a one-  
15 size-fits-all regulation.

16 NEW SECTION. **Sec. 2.** A new section is added to chapter 35.21  
17 RCW to read as follows:

18 (1) A city may not require more than 0.5 parking space per  
19 multifamily dwelling unit or more than one parking space per single-  
20 family home.

1 (2) A city may not require more than two parking spaces per 1,000  
2 square feet of commercial space.

3 (3) A city may not require any minimum parking requirements for:

4 (a) Residences under 1,200 square feet;

5 (b) Commercial spaces under 3,000 square feet;

6 (c) Affordable housing;

7 (d) Senior housing;

8 (e) Child care centers as defined in RCW 43.216.010 that are  
9 licensed or certified by the department of children, youth, and  
10 families;

11 (f) Ground level nonresidential spaces in mixed-use buildings;  
12 and

13 (g) A building undergoing a change of use from a nonresidential  
14 to a residential use or a change of use for a commercial use.

15 (4) For purposes of this section:

16 (a) "Affordable housing" has the same meaning as in RCW  
17 36.70A.030.

18 (b) "Commercial use" means use for nonresidential business  
19 purposes, including retail, office, wholesale, general merchandise,  
20 and food services.

21 (5) This section does not apply to requirements for parking  
22 spaces permanently marked for the exclusive use of individuals with  
23 disabilities in compliance with the Americans with disabilities act.

24 (6) The provisions of this section do not apply:

25 (a) To cities with a population of 30,000 or less, as determined  
26 by the population estimate of the office of financial management  
27 under RCW 43.62.030;

28 (b) If a city submits to the department of commerce an empirical  
29 study prepared by a credentialed transportation or land use planning  
30 expert that clearly demonstrates, and the department finds and  
31 certifies, that the application of the parking limitations of this  
32 section will be significantly less safe for vehicle drivers or  
33 passengers, pedestrians, or bicyclists than the city's current  
34 parking requirements; or

35 (c) To portions of cities within a one-mile radius of a  
36 commercial airport in Washington with at least 9,000,000 annual  
37 enplanements.

38 (7) Cities may require parking in excess of the limitations in  
39 this section for religious organizations and parking requirements for  
40 carpools.

1 (8) Cities are not prohibited from requiring temporary or time-  
2 restricted parking. Cities are encouraged to consider the adequacy of  
3 drop-off space, waiting space, and accessibility in the design review  
4 process when considering the limitations on parking requirements.

5 (9) Cities that have adopted substantially similar policies to  
6 the requirements established in this section may apply to the  
7 department of commerce for a determination of compliance with the  
8 requirements of this section. In determining what is substantially  
9 similar, the department of commerce shall consider whether:

10 (a) The city's parking requirements as of July 2025 have the same  
11 or lower parking minimums than the requirements of this section;

12 (b) The city's parking requirements are equal to the average  
13 number of parking stalls required per residential unit and the  
14 average number of parking stalls required per 1,000 square feet of  
15 commercial space; and

16 (c) The city's parking requirements for affordable housing,  
17 senior housing, housing for people with disabilities, and child care  
18 facilities are equivalent to the requirements of this section.

19 (10) Cities may submit a request for a variance from the  
20 requirements of this section to the department of commerce if  
21 compliance with the requirements of this section would be hazardous  
22 to the life, health, and safety of residents as confirmed by a  
23 building official or fire marshal, or their designees. A request for  
24 a variance may include requests to require additional parking spaces  
25 permanently marked for the exclusive use of individuals with  
26 disabilities beyond those required for compliance with the Americans  
27 with disabilities act based on the planned or likely population,  
28 location, or safety of a building, using objective standards.

29 (11) Cities with a population between 30,000 and 50,000 shall  
30 implement the requirements of this section within three years of the  
31 effective date of this act. Cities with a population of 50,000 or  
32 greater shall implement the requirements of this act within 18 months  
33 of the effective date of this act.

34 NEW SECTION. **Sec. 3.** A new section is added to chapter 35A.21  
35 RCW to read as follows:

36 (1) A code city may not require more than 0.5 parking space per  
37 multifamily dwelling unit or more than one parking space per single-  
38 family home.

1 (2) A code city may not require more than two parking spaces per  
2 1,000 square feet of commercial space.

3 (3) A code city may not require any minimum parking requirements  
4 for:

5 (a) Residences under 1,200 square feet;

6 (b) Commercial spaces under 3,000 square feet;

7 (c) Affordable housing;

8 (d) Senior housing;

9 (e) Child care centers as defined in RCW 43.216.010 that are  
10 licensed or certified by the department of children, youth, and  
11 families;

12 (f) Ground level nonresidential spaces in mixed-use buildings;  
13 and

14 (g) A building undergoing a change of use from a nonresidential  
15 to a residential use or a change of use for a commercial use.

16 (4) For purposes of this section:

17 (a) "Affordable housing" has the same meaning as in RCW  
18 36.70A.030.

19 (b) "Commercial use" means use for nonresidential business  
20 purposes, including retail, office, wholesale, general merchandise,  
21 and food services.

22 (5) This section does not apply to requirements for parking  
23 spaces permanently marked for the exclusive use of individuals with  
24 disabilities in compliance with the Americans with disabilities act.

25 (6) The provisions of this section do not apply:

26 (a) To code cities with a population of 30,000 or less, as  
27 determined by the population estimate of the office of financial  
28 management under RCW 43.62.030;

29 (b) If a code city submits to the department of commerce an  
30 empirical study prepared by a credentialed transportation or land use  
31 planning expert that clearly demonstrates, and the department finds  
32 and certifies, that the application of the parking limitations of  
33 this section will be significantly less safe for vehicle drivers or  
34 passengers, pedestrians, or bicyclists than the code city's current  
35 parking requirements; or

36 (c) To portions of code cities within a one-mile radius of a  
37 commercial airport in Washington with at least 9,000,000 annual  
38 enplanements.

1 (7) Code cities may require parking in excess of the limitations  
2 in this section for religious organizations and parking requirements  
3 for carpools.

4 (8) Code cities are not prohibited from requiring temporary or  
5 time-restricted parking. Code cities are encouraged to consider the  
6 adequacy of drop-off space, waiting space, and accessibility in the  
7 design review process when considering the limitations on parking  
8 requirements.

9 (9) Code cities that have adopted substantially similar policies  
10 to the requirements established in this section may apply to the  
11 department of commerce for a determination of compliance with the  
12 requirements of this section. In determining what is substantially  
13 similar, the department of commerce shall consider whether:

14 (a) The code city's parking requirements as of July 2025 have the  
15 same or lower parking minimums than the requirements of this section;

16 (b) The code city's parking requirements are equal to the average  
17 number of parking stalls required per residential unit and the  
18 average number of parking stalls required per 1,000 square feet of  
19 commercial space; and

20 (c) The code city's parking requirements for affordable housing,  
21 senior housing, housing for people with disabilities, and child care  
22 facilities are equivalent to the requirements of this section.

23 (10) Code cities may submit a request for a variance from the  
24 requirements of this section to the department of commerce if  
25 compliance with the requirements of this section would be hazardous  
26 to the life, health, and safety of residents as confirmed by a  
27 building official or fire marshal, or their designees. A request for  
28 a variance may include requests to require additional parking spaces  
29 permanently marked for the exclusive use of individuals with  
30 disabilities beyond those required for compliance with the Americans  
31 with disabilities act based on the planned or likely population,  
32 location, or safety of a building, using objective standards.

33 (11) Code cities with a population between 30,000 and 50,000  
34 shall implement the requirements of this section within three years  
35 of the effective date of this act. Code cities with a population of  
36 50,000 or greater shall implement the requirements of this act within  
37 18 months of the effective date of this act.

38 NEW SECTION. **Sec. 4.** A new section is added to chapter 36.01  
39 RCW to read as follows:

1 (1) A county may not require more than 0.5 parking space per  
2 multifamily dwelling unit or more than one parking space per single-  
3 family home.

4 (2) A county may not require more than two parking spaces per  
5 1,000 square feet of commercial space.

6 (3) A county may not require any minimum parking requirements  
7 for:

8 (a) Residences under 1,200 square feet;

9 (b) Commercial spaces under 3,000 square feet;

10 (c) Affordable housing;

11 (d) Senior housing;

12 (e) Child care centers as defined in RCW 43.216.010 that are  
13 licensed or certified by the department of children, youth, and  
14 families;

15 (f) Ground level nonresidential spaces in mixed-use buildings;  
16 and

17 (g) A building undergoing a change of use from a nonresidential  
18 to a residential use or a change of use for a commercial use.

19 (4) For purposes of this section:

20 (a) "Affordable housing" has the same meaning as in RCW  
21 36.70A.030.

22 (b) "Commercial use" means use for nonresidential business  
23 purposes, including retail, office, wholesale, general merchandise,  
24 and food services.

25 (5) This section does not apply to requirements for parking  
26 spaces permanently marked for the exclusive use of individuals with  
27 disabilities in compliance with the Americans with disabilities act.

28 (6) The provisions of this section do not apply:

29 (a) If a county submits to the department of commerce an  
30 empirical study prepared by a credentialed transportation or land use  
31 planning expert that clearly demonstrates, and the department finds  
32 and certifies, that the application of the parking limitations of  
33 this section will be significantly less safe for vehicle drivers or  
34 passengers, pedestrians, or bicyclists than the county's current  
35 parking requirements; or

36 (b) To portions of counties within a one-mile radius of a  
37 commercial airport in Washington with at least 9,000,000 annual  
38 enplanements.

1 (7) A county may require off-street parking if the county's roads  
2 are not developed to the standards for streets and roads adopted by  
3 the cities within that county.

4 (8) Counties may require parking in excess of the limitations in  
5 this section for religious organizations and parking requirements for  
6 carpools.

7 (9) Counties are not prohibited from requiring temporary or time-  
8 restricted parking. Counties are encouraged to consider the adequacy  
9 of drop-off space, waiting space, and accessibility in the design  
10 review process when considering the limitations on parking  
11 requirements.

12 (10) A county may submit a request for a variance from the  
13 requirements of this section to require additional parking spaces  
14 permanently marked for the exclusive use of individuals with  
15 disabilities beyond those required for compliance with the Americans  
16 with disabilities act based on the planned or likely population,  
17 location, or safety of a building, using objective standards.

18 (11) Counties that have adopted substantially similar policies to  
19 the requirements established in this section may apply to the  
20 department of commerce for a determination of compliance with the  
21 requirements of this section. In determining what is substantially  
22 similar, the department of commerce shall consider whether:

23 (a) The county's parking requirements as of July 2025 have the  
24 same or lower parking minimums than the requirements of this section;

25 (b) The county's parking requirements are equal to the average  
26 number of parking stalls required per residential unit and the  
27 average number of parking stalls required per 1,000 square feet of  
28 commercial space; and

29 (c) The county's parking requirements for affordable housing,  
30 senior housing, housing for people with disabilities, and child care  
31 facilities are equivalent to the requirements of this section.

32 (12) Counties with a population between 30,000 and 50,000 shall  
33 implement the requirements of this section within three years of the  
34 effective date of this act. Counties with a population of 50,000 or  
35 greater shall implement the requirements of this act within 18 months  
36 of the effective date of this act.

37 NEW SECTION. **Sec. 5.** A new section is added to chapter 19.27  
38 RCW to read as follows:

1       The state building code council shall research and, if necessary,  
2 adopt by rule updated accessible parking space requirements in the  
3 state building code promulgated under this chapter to align with  
4 current research on disability rates among drivers.

5       NEW SECTION.   **Sec. 6.**   RCW 36.70A.620 (Cities planning under RCW  
6 36.70A.040—Minimum residential parking requirements) and 2020 c 173 s  
7 3 & 2019 c 348 s 5 are each repealed.

8       NEW SECTION.   **Sec. 7.**   This act may be known and cited as the  
9 parking reform and modernization act.

Passed by the Senate April 17, 2025.  
Passed by the House April 11, 2025.  
Approved by the Governor May 7, 2025.  
Filed in Office of Secretary of State May 12, 2025.

--- END ---