

New TOD and parking laws

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WASHINGTON STATE GROWTH MANAGEMENT PROGRAM

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Washington State
Department of
Commerce

2025 TOD Legislation

- **HB 1491, Transit-oriented development**
Effects:
 - Vancouver (with update)– June 30, 2026
 - Spokane (with update) – December 31, 2026
 - Puget Sound region – December 30, 2029
- **SB 5184 and HB 1183, Parking reform**
Effects:
 - Cities over 50,000 – due by Dec, 2026
 - Cities of 30,000 – 50,000 due by July, 2028
 - Cities under 30,000 with update (*unclear*)



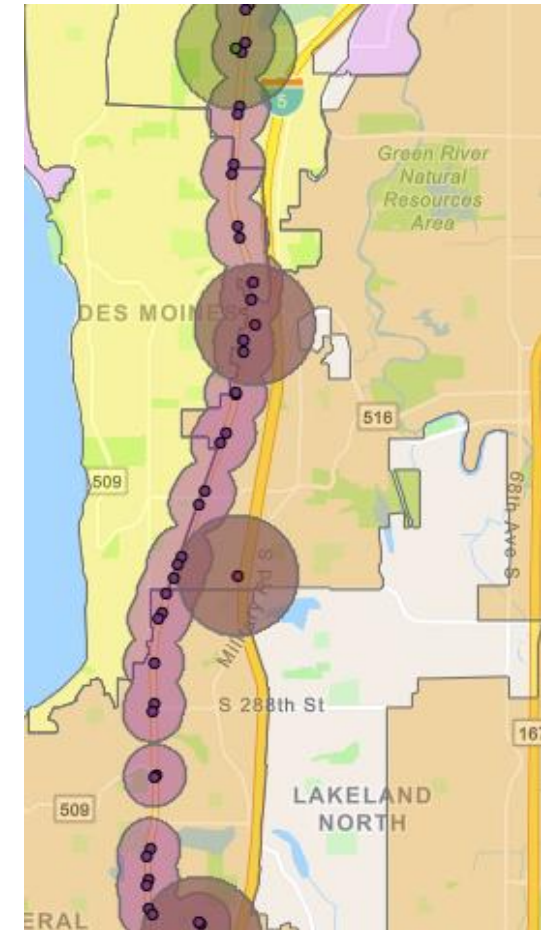
Transit-Oriented Development (HB 1491)

Rail station areas: (light rail, commuter rail or trolley) Cities must designate either a half-mile or a quarter-mile station area, depending on city size, around each station and allow development with a minimum floor area ratio (FAR) of 3.5 (on average).

Bus rapid transit routes (BRT): cities must designate a quarter-mile station area around BRT stations and allow development with a minimum FAR of 2.5. *except for any stop that solely serves express bus service . . .*

Mandatory affordable housing targets:

- Low-income rental housing (under 60% AMI) (GMA definition)
- Workforce rental housing (under 80% AMI)



Commerce's projects for TOD

Develop model ordinance: Plan to complete in summer of 2026 (pre-emptive)

Write guidance and adopt rules for:

- Modifying station areas
- Alternative action/substantially similar regulations
- Empirical parking process

Update MFTE guidance: Plan to complete draft by December 2025
An MFTE program must be offered in station areas – Sec 13.
(20-year exemption for 50-year affordability).

Update TOD website:

www.commerce.wa.gov/growth-management/housing-planning/transit-oriented-development/

No planning or infrastructure grants are available at this time

Opportunities to partner

Strategizing together, sharing resources and training:

- Infrastructure inventory - ensure adequate water and sewer
- Regional stormwater infrastructure
- Bicycle and pedestrian connections to stations, plus transfer from vehicles
- Family friendly placemaking to make TOD an attractive option for residential and employment uses
- Displacement analysis and tools for people and businesses
- Affordable housing beyond MFTE and other incentives
- Land value capture mechanisms
- Other?

Parking: how much parking can be required

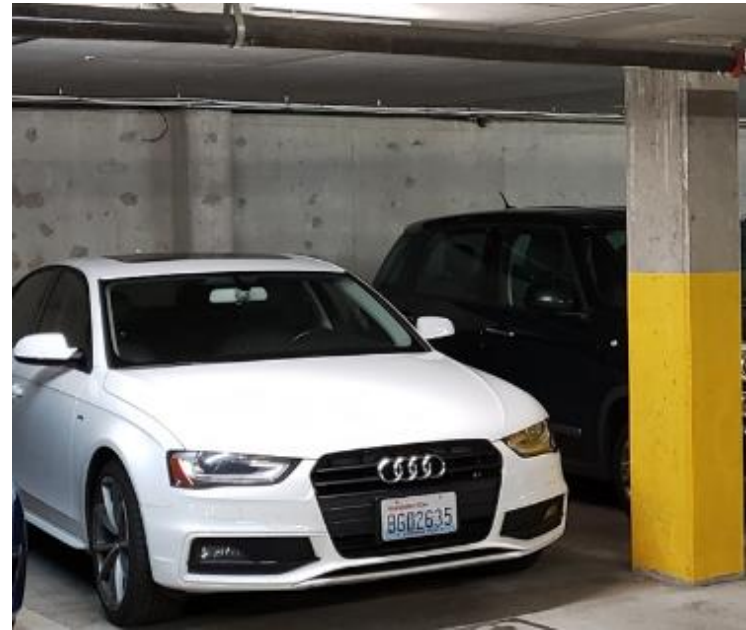
SB 5184, reduces or eliminates parking requirements, unless a parking study shows ...

Local governments may only require

- 0.5 parking spaces for multifamily units
- 1 space for single family housing
- 2 stalls for 1,000 SF of commercial space

No parking may be required for:

- Residences under 1200 square feet (SF)
- Commercial spaces under 3,000 SF
- Affordable housing or senior housing
- Childcare centers
- Ground-level non-residential space in mixed-use



Repeals RCW 36.70A.620

Provides effective date for large cities:

- December 2026, cities of over 50,000
- July 2028, cities 30-50,000 residents

Other parking limits passed in 2025

HB 1183 – Amends RCW 36.70A.620 (pending applicability)

- GMA city or county may not require parking for affordable housing, or modular, mass timber or passive housing
- Repeals part of RCW 36.70A.620 for affordable housing, retains limits on parking for seniors and people with disabilities, and market rate housing

HB 1491 - New GMA section for station area parking

- Only disability or delivery parking may be required within station areas, unless an empirical study shows safety concerns

HB 1757 (Same as SB 5184)

- Cities and code cities may not require additional parking for new units in an existing building converted for residential uses

Other parking laws

What happens to RCW 36.70A.620 when SB 5184 repeals it and HB 1183 amends it? The code reviser, in consultation with the statute law committee, will review these provisions per RCW 1.12.025 to determine if the SB 5184 repeal removes amendments posed by HB 1183. The update the RCW is anticipated in the fall.

How does SB 5184 fits with existing parking requirements, such as middle housing requirement for one parking space per dwelling unit? These questions are under review with Commerce who anticipates issuing a factsheet later this year.

Questions?



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