

## For Immediate Release

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### Washington State Legislature Passes HB 1110 to Legalize Middle Housing

Olympia, WA -- The Washington State Legislature has passed [HB 1110](#), bipartisan legislation to legalize middle housing across the state.

HB 1110 responds to the statewide housing crisis by increasing the amount of housing that is legal to build in cities and towns. According to the state Department of Commerce, Washington needs to add 1 million units of housing in the next two decades to meet housing demand.

*“I introduced HB 1110 because we need ambitious measures to meet our state’s housing crisis. HB 1110 will legalize more housing, in more neighborhoods, that’s affordable to working people.”* — Rep. Jessica Bateman, prime bill sponsor (D-22)

*“If we want to meet Washington’s housing shortage head on, we need to triple the pace of construction for new homes. HB 1110 closes the housing gap by making it legal to build modest homes in cities where people want to live.”* — Rep. Andrew Barkis, co-sponsor (R-2)

*“HB 1110 increases housing choices for everyone, but it is especially important for young people, seniors, and those with limited or lower incomes, who have been pushed out of our current market. Legalizing middle housing also ensures that we’re adding affordable homeownership options for our working families.”* — Sen. Yasmin Trudeau, Senate sponsor (D-27)

HB 1110 will allow fourplexes or duplexes in most neighborhoods in most cities across Washington state.

- In cities of 75,000 people or more, fourplexes will be allowed throughout the city. Sixplexes will be allowed if they are located within a quarter-mile of a major transit stop, or if two of the six units are affordable housing.
- In cities of between 25,000 and 75,000, duplexes will be allowed almost everywhere and fourplexes are allowed if they are within a quarter-mile of a major transit stop or if one of the four units is affordable.
- In cities of less than 25,000, duplexes will be allowed everywhere.
- In all cities, these zoning changes will not apply to environmentally critical areas.

HB 1110 was supported by a broad coalition led by Futurewise that included housing advocates, business groups, labor unions, environmental advocates, and equity groups. HB 1110 overturns decades of zoning rules that have limited broad swaths of Washington cities to single-family residences. It increases housing choices for working class and middle-income people in Washington and is a step toward undoing decades of racially exclusionary zoning laws.

*“With the passage of HB 1110, Washington joins California and Oregon in updating our zoning laws to meet the housing affordability crisis of the moment. Passing HB 1110 reinforces our state’s goals of increasing housing options and adding more housing choices near transit.”* — Futurewise Executive Director Alex Brennan

HB 1110 now heads to Governor Inslee’s desk for signature.

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