

Multiple Agency Fiscal Note Summary

Bill Number: 1345 HB	Title: Detached ADU limits
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Estimated Cash Receipts

NONE

Agency Name	2025-27		2027-29		2029-31	
	GF- State	Total	GF- State	Total	GF- State	Total
Local Gov. Courts						
Loc School dist-SPI						
Local Gov. Other	Fiscal note not available					
Local Gov. Total						

Estimated Operating Expenditures

Agency Name	2025-27				2027-29				2029-31			
	FTEs	GF-State	NGF-Outlook	Total	FTEs	GF-State	NGF-Outlook	Total	FTEs	GF-State	NGF-Outlook	Total
Department of Commerce	.2	72,109	72,109	72,109	.2	52,956	52,956	52,956	.2	52,956	52,956	52,956
Environmental and Land Use Hearings Office	.0	0	0	0	.0	0	0	0	.0	0	0	0
Total \$	0.2	72,109	72,109	72,109	0.2	52,956	52,956	52,956	0.2	52,956	52,956	52,956

Agency Name	2025-27			2027-29			2029-31		
	FTEs	GF-State	Total	FTEs	GF-State	Total	FTEs	GF-State	Total
Local Gov. Courts									
Loc School dist-SPI									
Local Gov. Other	Fiscal note not available								
Local Gov. Total									

Estimated Capital Budget Expenditures

Agency Name	2025-27			2027-29			2029-31		
	FTEs	Bonds	Total	FTEs	Bonds	Total	FTEs	Bonds	Total
Department of Commerce	.0	0	0	.0	0	0	.0	0	0
Environmental and Land Use Hearings Office	.0	0	0	.0	0	0	.0	0	0
Total \$	0.0	0	0	0.0	0	0	0.0	0	0

Agency Name	2025-27			2027-29			2029-31		
	FTEs	GF-State	Total	FTEs	GF-State	Total	FTEs	GF-State	Total
Local Gov. Courts									
Loc School dist-SPI									
Local Gov. Other	Fiscal note not available								
Local Gov. Total									

Estimated Capital Budget Breakout

NONE

Prepared by: Marie Davis, OFM	Phone: (360) 890-1163	Date Published: Preliminary 1/26/2025
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Individual State Agency Fiscal Note

Bill Number: 1345 HB	Title: Detached ADU limits	Agency: 103-Department of Commerce
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Part I: Estimates

No Fiscal Impact

Estimated Cash Receipts to:

NONE

Estimated Operating Expenditures from:

	FY 2026	FY 2027	2025-27	2027-29	2029-31
FTE Staff Years	0.3	0.2	0.2	0.2	0.2
Account					
General Fund-State 001-1	45,631	26,478	72,109	52,956	52,956
Total \$	45,631	26,478	72,109	52,956	52,956

Estimated Capital Budget Impact:

NONE

The cash receipts and expenditure estimates on this page represent the most likely fiscal impact. Factors impacting the precision of these estimates, and alternate ranges (if appropriate), are explained in Part II.

Check applicable boxes and follow corresponding instructions:

- If fiscal impact is greater than \$50,000 per fiscal year in the current biennium or in subsequent biennia, complete entire fiscal note form Parts I-V.
- If fiscal impact is less than \$50,000 per fiscal year in the current biennium or in subsequent biennia, complete this page only (Part I).
- Capital budget impact, complete Part IV.
- Requires new rule making, complete Part V.

Legislative Contact: Audrey Vasek	Phone: 360-786-7383	Date: 01/23/2025
Agency Preparation: Jodi Barnes	Phone: (564) 669-0071	Date: 01/25/2025
Agency Approval: Jodi Barnes	Phone: (564) 669-0071	Date: 01/25/2025
OFM Review: Marie Davis	Phone: (360) 890-1163	Date: 01/26/2025

Part II: Narrative Explanation

II. A - Brief Description Of What The Measure Does That Has Fiscal Impact

Significant provisions of the bill and any related workload or policy assumptions that have revenue or expenditure impact on the responding agency by section number.

The purpose of HB 1345 is to allow more housing outside of urban growth areas (UGAs) by allowing counties to permit accessory dwelling units outside of UGAs.

Section 1(3) adds a new section to RCW 36.70A and requires counties to track and report to the Department of Commerce (Department) on the number of detached rural ADUs permitted each year.

II. B - Cash receipts Impact

Cash receipts impact of the legislation on the responding agency with the cash receipts provisions identified by section number and when appropriate, the detail of the revenue sources. Description of the factual basis of the assumptions and the method by which the cash receipts impact is derived. Explanation of how workload assumptions translate into estimates. Distinguished between one time and ongoing functions.

II. C - Expenditures

Agency expenditures necessary to implement this legislation (or savings resulting from this legislation), with the provisions of the legislation that result in the expenditures (or savings) identified by section number. Description of the factual basis of the assumptions and the method by which the expenditure impact is derived. Explanation of how workload assumptions translate into cost estimates. Distinguished between one time and ongoing functions.

The Department assumes a system to track rural ADUs reporting will be necessary. This work will need to be coordinated with the Office of Financial Management (OFM). The Department assumes a need to update existing guidance on allocating housing needs related to ADUs.

0.25 Management Analyst 4 (208 hours) FY26 and 0.15 FTE FY27-FY31. This staff will manage the coordination with OFM, update existing guidance and development of the new reporting system. This staff will complete analysis of these reports to create an annual report to be posted on the Department's website. This staff member will also develop content for rulemaking.

Salaries and benefits:

FY26: \$29,632

FY27-FY31: \$17,779 each fiscal year

Goods and services: In addition to the standard Goods and Services associated with additional FTEs, the Department assumes Assistant Attorney General review of the guidance will be required. This includes assuming 20 hours at \$165/hour in FY26.

FY26: \$5,550

FY27-FY31: \$2,150 each fiscal year

Travel:

FY26-FY31: \$700 each fiscal year

Intra-agency reimbursements:

FY26: \$9,749

FY27-FY31: \$5,849 each fiscal year

Total costs:

FY26: \$45,631

FY27-FY31: \$26,478 each fiscal year

Part III: Expenditure Detail

III. A - Operating Budget Expenditures

Account	Account Title	Type	FY 2026	FY 2027	2025-27	2027-29	2029-31
001-1	General Fund	State	45,631	26,478	72,109	52,956	52,956
Total \$			45,631	26,478	72,109	52,956	52,956

III. B - Expenditures by Object Or Purpose

	FY 2026	FY 2027	2025-27	2027-29	2029-31
FTE Staff Years	0.3	0.2	0.2	0.2	0.2
A-Salaries and Wages	22,199	13,319	35,518	26,638	26,638
B-Employee Benefits	7,433	4,460	11,893	8,920	8,920
C-Professional Service Contracts					
E-Goods and Other Services	5,550	2,150	7,700	4,300	4,300
G-Travel	700	700	1,400	1,400	1,400
J-Capital Outlays					
M-Inter Agency/Fund Transfers					
N-Grants, Benefits & Client Services					
P-Debt Service					
S-Interagency Reimbursements					
T-Intra-Agency Reimbursements	9,749	5,849	15,598	11,698	11,698
9-					
Total \$	45,631	26,478	72,109	52,956	52,956

III. C - Operating FTE Detail: *List FTEs by classification and corresponding annual compensation. Totals need to agree with total FTEs in Part I and Part IIIA*

Job Classification	Salary	FY 2026	FY 2027	2025-27	2027-29	2029-31
Management Analyst 4	88,794	0.3	0.2	0.2	0.2	0.2
Total FTEs		0.3	0.2	0.2	0.2	0.2

III. D - Expenditures By Program (optional)

Program	FY 2026	FY 2027	2025-27	2027-29	2029-31
Local Government Division (600)	45,631	26,478	72,109	52,956	52,956
Total \$	45,631	26,478	72,109	52,956	52,956

Part IV: Capital Budget Impact

IV. A - Capital Budget Expenditures

NONE

IV. B - Expenditures by Object Or Purpose

NONE

IV. C - Capital Budget Breakout

Acquisition and construction costs not reflected elsewhere on the fiscal note and description of potential financing methods.

NONE

IV. D - Capital FTE Detail: *FTEs listed by classification and corresponding annual compensation. Totals agree with total FTEs in Part IVB.*

NONE

Part V: New Rule Making Required

Provisions of the bill that require the agency to adopt new administrative rules or repeal/revise existing rules.

The Department assumes rulemaking will be required to update WAC 365-196.

Individual State Agency Fiscal Note

Bill Number: 1345 HB	Title: Detached ADU limits	Agency: 468-Environmental and Land Use Hearings Office
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Part I: Estimates

No Fiscal Impact

Estimated Cash Receipts to:

NONE

Estimated Operating Expenditures from:

NONE

Estimated Capital Budget Impact:

NONE

The cash receipts and expenditure estimates on this page represent the most likely fiscal impact. Factors impacting the precision of these estimates, and alternate ranges (if appropriate), are explained in Part II.

Check applicable boxes and follow corresponding instructions:

- If fiscal impact is greater than \$50,000 per fiscal year in the current biennium or in subsequent biennia, complete entire fiscal note form Parts I-V.
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- Capital budget impact, complete Part IV.
- Requires new rule making, complete Part V.

Legislative Contact: Audrey Vasek	Phone: 360-786-7383	Date: 01/23/2025
Agency Preparation: Dominga Soliz	Phone: 3606649173	Date: 01/24/2025
Agency Approval: Dominga Soliz	Phone: 3606649173	Date: 01/24/2025
OFM Review: Lisa Borkowski	Phone: (360) 742-2239	Date: 01/25/2025

Part II: Narrative Explanation

II. A - Brief Description Of What The Measure Does That Has Fiscal Impact

Significant provisions of the bill and any related workload or policy assumptions that have revenue or expenditure impact on the responding agency by section number.

Sec. 1(1) adds a new section to chapter 36.70A RCW allowing counties planning under the Growth Management Act (GMA) to allow detached accessory dwelling units (ADUs) on lots outside of urban growth areas that may also be developed with a principal dwelling unit, subject to various restrictions on number, size, water and sewer availability, access, and location.

(2) requires counties that choose to allow ADUs as described in subsection (1) to implement code enforcement measures consisting of both a voluntary compliance process and a civil infraction process.

(3) requires counties that choose to allow ADUs as described in subsection (1) to track and report to the Department of Commerce the number of ADUs constructed each year; requires such counties to update the comprehensive plan land use element to account for both constructed and projected ADUs; and limits the frequency of such counties' amendments of their comprehensive plans relating to constructed and projected ADUs to no more than once every five years.

Sec. 2 amends RCW 36.70A.696 to apply the definitions within that section to subsection (1) of the bill.

The Environmental and Land Use Hearings Office (ELUHO) anticipates that this bill would result in a small but ongoing increase in the number of petitions filed before the Growth Management Hearings Board (GMHB), primarily resulting from the requirement in Sec. 1(3) for counties to update their comprehensive plan land use elements to project future ADU construction. Growth projections are a common source of appeals to the GMHB. However, ELUHO anticipates that any impacts as a result of this bill could be absorbed by the GMHB.

II. B - Cash receipts Impact

Cash receipts impact of the legislation on the responding agency with the cash receipts provisions identified by section number and when appropriate, the detail of the revenue sources. Description of the factual basis of the assumptions and the method by which the cash receipts impact is derived. Explanation of how workload assumptions translate into estimates. Distinguished between one time and ongoing functions.

II. C - Expenditures

Agency expenditures necessary to implement this legislation (or savings resulting from this legislation), with the provisions of the legislation that result in the expenditures (or savings) identified by section number. Description of the factual basis of the assumptions and the method by which the expenditure impact is derived. Explanation of how workload assumptions translate into cost estimates. Distinguished between one time and ongoing functions.

Part III: Expenditure Detail

III. A - Operating Budget Expenditures

NONE

III. B - Expenditures by Object Or Purpose

NONE

III. C - Operating FTE Detail: *FTEs listed by classification and corresponding annual compensation. Totals agree with total FTEs in Part I and Part IIIA.*

NONE

III. D - Expenditures By Program (optional)

NONE

Part IV: Capital Budget Impact

IV. A - Capital Budget Expenditures

NONE

IV. B - Expenditures by Object Or Purpose

NONE

IV. C - Capital Budget Breakout

Acquisition and construction costs not reflected elsewhere on the fiscal note and description of potential financing methods.

NONE

IV. D - Capital FTE Detail: *FTEs listed by classification and corresponding annual compensation. Totals agree with total FTEs in Part IVB.*

NONE

Part V: New Rule Making Required

Provisions of the bill that require the agency to adopt new administrative rules or repeal/revise existing rules.