

Co-Living Code Update

HB 1998: Co-living Housing Implementation

Plan Commission - September 24, 2025

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What is Co-living?

A residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building.

Examples:

- Single Room Occupancy (SROs)
- Rooming/Boarding/Lodging House
- Private Dormitories



Sleeping Units

“A single unit that provides rooms or spaces for one or more persons, includes permanent provisions for sleeping and can include provisions for living, eating, and either sanitation or kitchen facilities, but not both.”

Why Co-living?

- Historically common
- Additional housing options
- More affordable market rate units ($\approx 50\%$ AMI)*
- Increased density while minimizing infrastructure demand



* Department of Commerce Co-living Guidebook

Adoption Timeline



Public comment or questions can be sent to bwhitmarsh@spokanecity.org at any time



We strengthen communities

Requirements of RCW 36.70A.535

- Location
- Density
- Standards
- Connection fees

Co-Living Guidance

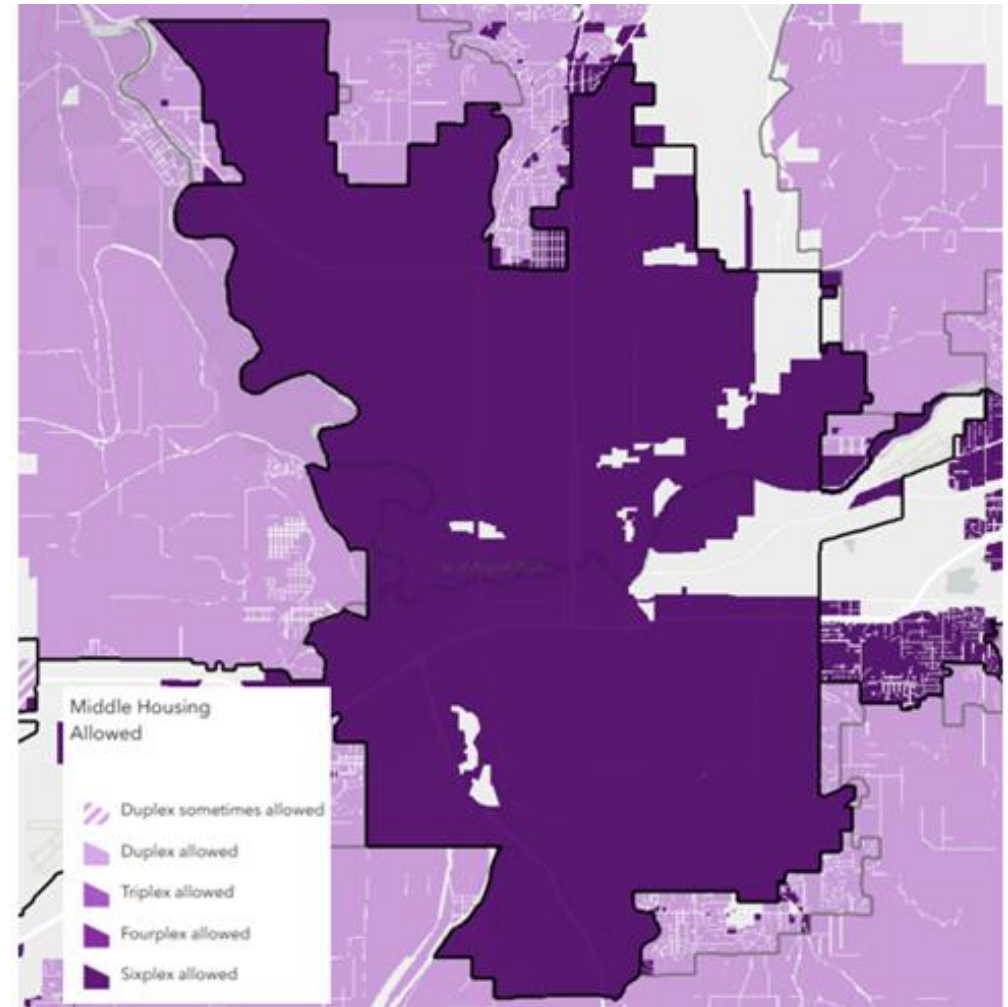
GROWTH MANAGEMENT SERVICES

Requirements of RCW 36.70A.535

- **Location**

- Density
- Standards
- Connection fees

- Must be permitted in any zone where six or more residential units are permitted (all zones except RA and Industrial zones further than ¼ mile from the River)



Source: [Washington State Zoning Atlas](#)

Requirements of RCW 36.70A.535

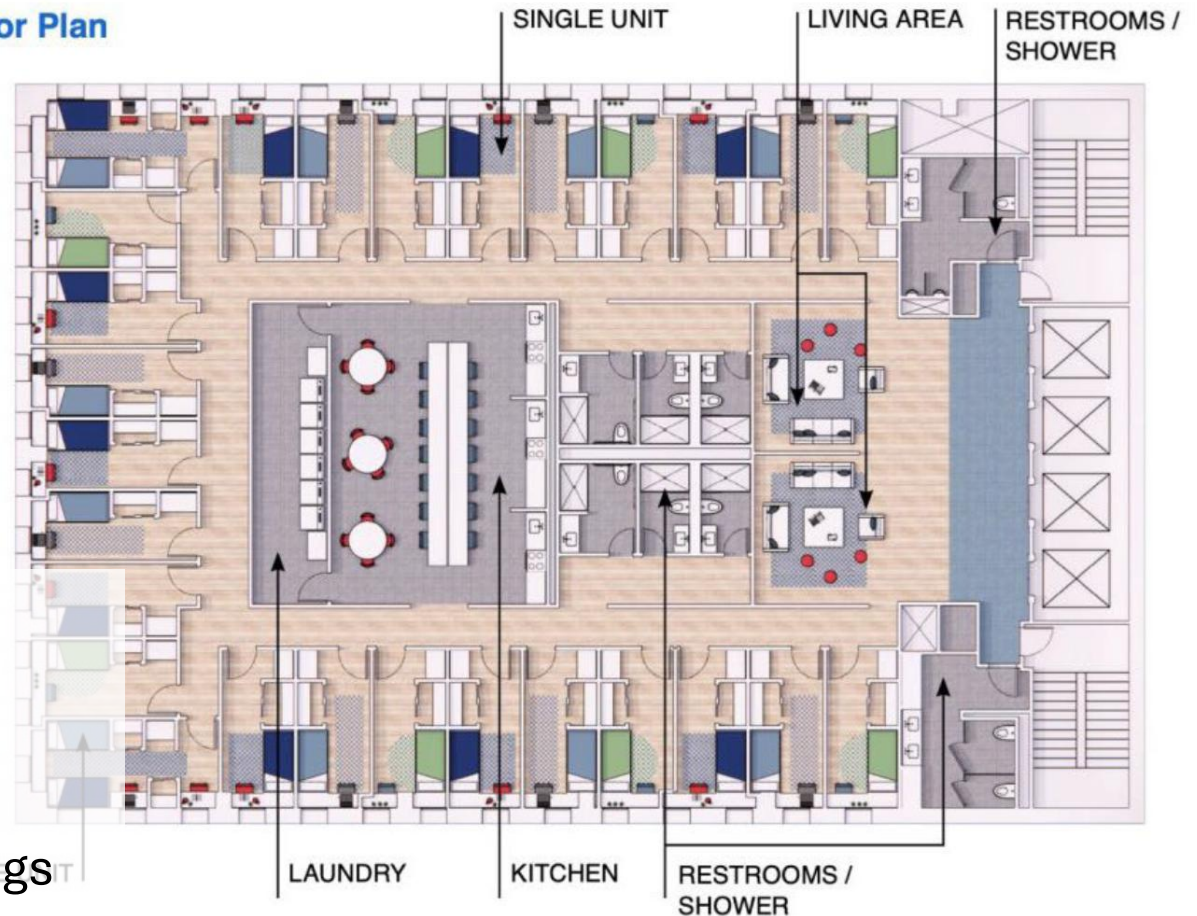
- Location
 - **Density**
 - Standards
 - Connection fees
- Sleeping units are calculated at .25 dwelling units for density



Requirements of RCW 36.70A.535

- Location
 - Density
 - **Standards**
 - Connection fees
- Cannot be more restrictive than multi-unit development
 - No minimum unit size larger than Building Code
 - Flexibility for conversion of existing buildings
 - Reduced parking requirements

Rendered Floor Plan



Requirements of RCW 36.70A.535

- Location
- Density
- Standards

- **Connection fees**

- Sleeping unit sewer connection fee must be 50% or less of the fee for a dwelling unit

Staff Recommendations

- Short Term Rentals
 - Apply existing limits of underlying zones
- Open space requirements
 - None
- All other development and design standards
 - Regulate sleeping units and dwelling units equally

Request for Hearing



Public comment or questions can be sent to bwhitmarsh@spokanecity.org at any time

Reach Out to Learn More

Website:

<https://my.spokanecity.org/projects/co-living-housing-code-update/>

Contact Us:

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