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PREPARED BY
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Checklist G-07
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GUIDE
HB 1110 Middle Housing, Washington
Washington cities
sashkovgroup.com/guides
Permit guide checklist

VERIFIED
Last verified 11-07-2026
Official code, fee and permit sources

Washington State

RE: SUBMITTAL CHECKLIST
HB 1110 MIDDLE HOUSING, WASHINGTON

Use this checklist to find how many units a Washington lot can carry under HB 1110 and the city's own code.

CITY AND TIER

- [ ] City population tier: Tier 1 (75,000 or more), Tier 2 (25,000 to 75,000) or Tier 3
- [ ] Whether the city has adopted its middle housing code, and its effective date
- [ ] If the deadline passed without local adoption, the Commerce model ordinance applies

UNITS PER LOT

- [ ] Base units for the tier (Tier 1: 4; Tier 2 and Tier 3: 2)
- [ ] Distance to a major transit stop (within a 1/4-mile walk adds units in Tier 1 and Tier 2)
- [ ] Affordable units under a 50-year covenant (adds units in Tier 1 and Tier 2)
- [ ] The city's own allowance, which can exceed the state minimum

SITE LIMITS

- [ ] Critical areas and buffers
- [ ] Watersheds of impaired reservoirs or urban separators
- [ ] Lot size, frontage and utility capacity

PARKING

- [ ] None required within a 1/2-mile walk of a major transit stop
- [ ] Elsewhere, at most 1 space per unit on lots of 6,000 sq ft or less, 2 on larger lots
- [ ] City rules that go further (for example Vancouver: none required)

SELLING UNITS

- [ ] Unit lot subdivision path (SB 5559)
- [ ] Administrative lot split, one lot into two (HB 1096)

SASHKOV can also confirm what your city allows on a specific lot, run a feasibility determination before you buy, then prepare the permit set and answer corrections.
Next step: scan the code above or start your project online. info@sashkovgroup.com, +1 (503) 341-8790.
General checklist from published sources read 11-07-2026. Requirements change; confirm with the permitting authority. Not legal advice.
Sources: E2SHB 1110 final bill report; MRSC Middle housing; MRSC 2025 subdivision and planning legislation; Commerce middle housing model ordinances; city middle housing pages

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