

What is HB 1110?

In 2023, the Washington State Legislature adopted [House Bill 1110](#), often referred to as the “middle housing” bill. HB 1110 requires many cities in the state to allow a broader range of housing types in areas that have allowed predominantly detached homes. In Seattle, these requirements would apply in areas zoned Neighborhood Residential (NR) or Residential Small Lot (RSL).

Specifically, City of Seattle is now required to:

- Allow a range of middle housing types on all residential lots, including at least six of a prescribed list of nine housing types: duplex, triplex, fourplex, fiveplex, sixplex, townhouses, stacked flats, courtyard apartments, and cottage housing
- Allow at least 4 units on all residential lots
- Allow at least 6 units on all residential lots if a) located within a quarter mile of a “major transit stop” or b) at least two are affordable units

HB 1110 provides flexibility for cities to delay and/or tailor implementation in areas that are deemed at risk of displacement. Additional requirements pertaining to middle housing in the bill include:

- Streamlining design review processes
- Restrictions on the ability to require off-street parking
- Limits on development standards that may create barriers to middle housing

Seattle is required to adopt new zoning in compliance with these new GMA requirements by June 30, 2025. The Washington State Department of Commerce is providing guidance, rulemaking, and technical support for implementation of HB 1110. More information can be found [on their website](#).

How will Seattle implement HB 1110?

Seattle’s Office of Planning and Community Development is proposing to implement HB 1110 through the One Seattle Plan Comprehensive Plan update.

A broad goal for the update is accommodating housing needs over the next 20 years and beyond through policies and regulations that boost the supply, diversity, and affordability of housing. The Plan update also strives to create a more equitable future for the city, including by redressing past racially discriminatory actions, such as redlining, and taking steps to make neighborhoods more economically and racially inclusive. Implementation of HB 1110 is consistent with these goals.

OPCD will be releasing the draft One Seattle Plan and draft recommended Growth Strategy in the coming months. At that time, we will also be releasing a summary of proposed updates to Seattle’s Neighborhood Residential zones that describes changes to City rules for development in areas currently zoned NR and RSL that would fulfill requirements in HB 1110. After the public release, there will be opportunities for the public to learn more and to provide public comment that will be used to shape a final Plan proposal.

In later phases of the Plan update, OPCD will release draft zoning maps and draft zoning legislation, followed by extensive community engagement across the city. This legislation will include the specific standards and requirements that would be adopted into City code.

To receive notifications about the Plan update, please sign up on OPCD’s One Seattle Plan [mailing list](#), or register on the Plan’s [Engagement Hub](#).

This page will be updated as new information about HB 1110 and its implementation by the City of Seattle becomes available.