

**SB0891/733529/1**

BY: Education, Energy, and the Environment Committee

AMENDMENTS TO SENATE BILL 891  
(First Reading File Bill)

AMENDMENT NO. 1

On page 1, in the sponsor line, strike “**Senator**” and substitute “**Senators**”; in the same line, after “**Washington**” insert “**and Kagan**”; in line 6, strike “zoned for” and substitute “**with a**”; in the same line, strike “residential use” and substitute “**detached dwelling unit as the primary dwelling unit**”; strike beginning with “approval” in line 7 down through “taxes,” in line 8; in line 9, strike “on– and”; strike beginning with the comma in line 9 down through “fee” in line 10; and in lines 13 and 14, strike “on property zoned for single–family residential use”.

On page 2, in line 2, strike “4–507” and substitute “**4–504**”.

AMENDMENT NO. 2

On page 3, in line 20, after “**(B)**” insert “**(1)**”; in the same line, after the second “**UNIT**” insert “**THAT IS:**

**(I)**;

in line 21, after “**PRIMARY**” insert “**SINGLE–FAMILY DETACHED**”; in lines 21 and 22, strike “**THAT IS CONSTRUCTED:**” and substitute “**; AND**

**(II) NOT GREATER THAN 75% OF THE SIZE OF AND SUBORDINATE IN USE TO THE PRIMARY SINGLE–FAMILY DETACHED DWELLING UNIT.**”.

On pages 3 and 4, strike in their entirety the lines beginning with line 23 on page 3 through line 2 on page 4.

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On page 4, after line 2, insert:

**“(2) “ACCESSORY DWELLING UNIT” INCLUDES A STRUCTURE THAT IS:**

**(I) SEPARATE FROM THE PRIMARY SINGLE-FAMILY DETACHED DWELLING UNIT; OR**

**(II) ATTACHED AS AN ADDITION TO THE PRIMARY SINGLE-FAMILY DETACHED DWELLING UNIT.”;**

in line 3, strike the comma; in line 4, strike “INDEPENDENT”; in the same line, after “INCLUDING” insert “, AT A MINIMUM,”; in line 5, strike “PERMANENT”; in the same line, after “EATING,” insert “AND”; in lines 5 and 6, strike “, AND OTHER ACTIVITIES ROUTINELY ASSOCIATED WITH DAILY LIFE”; in line 20, strike “ZONED FOR” and substitute “WITH A”; in the same line, strike “RESIDENTIAL USE” and substitute “DETACHED DWELLING UNIT AS THE PRIMARY DWELLING UNIT”; in line 23, strike “ZONED FOR” and substitute “WITH A”; in line 24, strike “RESIDENTIAL USE” and substitute “DETACHED DWELLING UNIT AS THE PRIMARY DWELLING UNIT”.

On page 5, in line 4, after “(A)” insert “(1)”; in line 6, strike “ON LAND ZONED FOR SINGLE-FAMILY RESIDENTIAL USE”; after line 7, insert:

**“(2) A LEGISLATIVE BODY MAY ADOPT A LOCAL LAW THAT:**

**(I) ESTABLISHES STANDARDS FOR ACCESSORY DWELLING UNIT SAFETY; AND**

**(II) PROHIBITS THE FULL OR PARTIAL CONVERSION OF AN ACCESSORY STRUCTURE AS AN ACCESSORY DWELLING UNIT IF THE ONLY VEHICULAR ACCESS TO THE ACCESSORY STRUCTURE IS FROM AN ALLEY.**”;

strike beginning with “APPLY” in line 8 down through “LANDSLIDES” in line 19 and substitute “**PROVIDE FOR CONSTRUCTION OF ACCESSORY DWELLING UNITS THAT MEET PUBLIC HEALTH, SAFETY, AND WELFARE STANDARDS, INCLUDING RELEVANT BUILDING CODES AND ADEQUATE PUBLIC FACILITIES PROVISIONS**”.

On pages 5 and 6, strike beginning with the colon in line 20 on page 5 down through “(4)” in line 1 on page 6.

On page 6, strike beginning with the semicolon in line 4 down through “UTILITY” in line 12; strike beginning with the colon in line 13 down through “SUBSECTION,” in line 26; and in line 27, strike “4 FEET” and substitute “**THE EXISTING ACCESSORY STRUCTURE SETBACK REQUIREMENTS**”.

On pages 6 and 7, strike beginning with the semicolon in line 27 on page 6 down through “IMPACTS” in line 13 on page 7.

On page 7, in line 14, strike “SUBJECT TO SUBSECTION (D)(4) OF THIS SECTION, A” and substitute “**A**”.

On pages 8 and 9, strike in their entirety the lines beginning with line 1 on page 8 through line 19 on page 9, inclusive.

On page 10, in line 19, strike “IF” and substitute “**EXCEPT AS PROVIDED IN PARAGRAPH (2)(II) OF THIS SUBSECTION, IF**”; in line 23, after “DEVELOP” insert “**OR OFFER FOR RENT**”; in lines 23 and 24, strike “ON A PROPERTY ZONED FOR SINGLE-FAMILY RESIDENTIAL USE”; in line 26, after “LIMITATION” insert “:

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**(I)**;

and in the same line, strike “**INCLUDES**” and substitute “**INCLUDES**”.

On pages 10 and 11, strike beginning with the second colon in line 26 on page 10 down through “**PROHIBITS**” in line 3 on page 11 and substitute “**PROHIBITS**”.

On page 11, in line 4, after “**UNIT**” insert “**; AND**”

**(II) DOES NOT INCLUDE A LIMITATION ON THE SHORT-TERM RENTAL OF AN ACCESSORY DWELLING UNIT**”.