



Co-Living Housing Amendments

In 2024, the Washington State Legislature passed House Bill (HB) 1998, a new law that requires cities to allow for co-living housing on certain properties. HB 1998 applies statewide to all cities and counties that plan under the state's Growth Management Act, and while each city and county must adopt its own local code language, the obligation to allow co-living housing applies broadly across all cities and counties. The City of Bellevue is updating the land use code (LUC) to comply with this new state law.

What is it?

Co-living developments consist of individual, lockable rooms that include private living and sleeping areas. Residents share common kitchen facilities with others in the building.

Co-living housing offers affordable rental options for people with moderate to low incomes without relying on public funding.

In Bellevue, new market-rate co-living units have the potential to be affordable to households earning as little as 50% of the area median income.

1. Major transit stop includes stops on bus rapid transit routes, light rail stops, and transit stops providing service at intervals of at least 15 minutes for at least five hours during peak hours on weekdays.

Information shown is not representative of the entire bill, rather it is a high-level summary with key points.

What is required?

HB 1998 limits how cities and counties may regulate co-living housing. Local standards must comply with the following:

DEVELOPMENT STANDARDS

- Room size requirements cannot exceed state building code limits.
- No requirements for specific unit mixes or bedroom counts.
- No mandates for other uses in the building, such as commercial space.

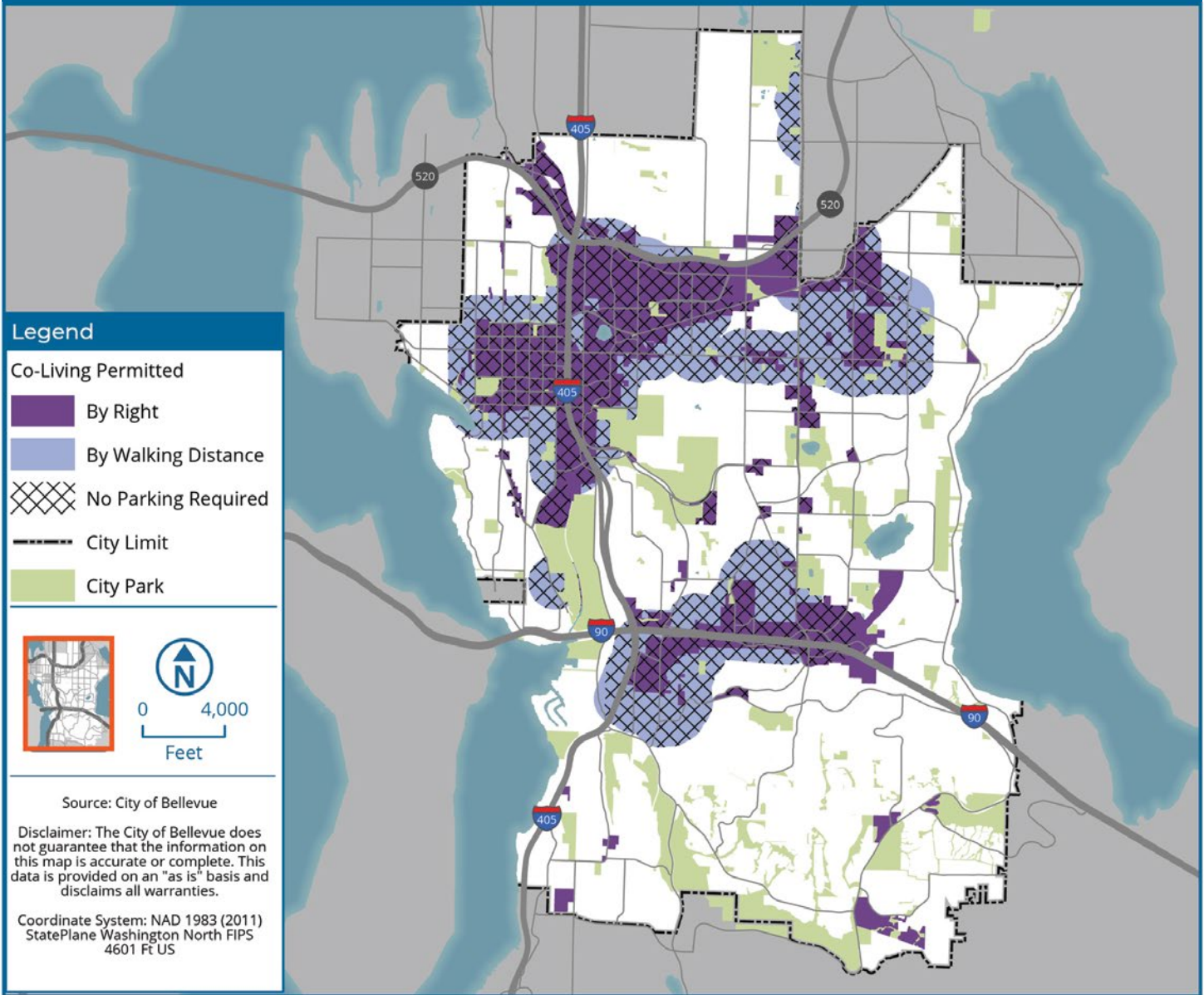
PARKING

- No parking required within 0.5 miles of a major transit stop¹. This half-mile buffer is shown on the map on page 2.
- Beyond 0.5 miles, parking is limited to 0.25 off-street spaces per sleeping unit.

OTHER REGULATIONS

- Standards cannot be stricter than those for other multifamily uses in the same zone.
- No excluding co-living housing from participating in affordable housing incentive programs.
- No extra review, notice, or public meetings beyond what's required for other residential projects.
- Each sleeping unit counts as 0.25 of a dwelling unit for density purposes.
- Sewer connection fees per sleeping unit are capped at 50% of those for a standard dwelling unit.

General Co-Living Housing Applicability



Date: 10/22/2025 File Name: C:\Users\immenard\Documents\ArcGIS\Projects\CoLiving\CoLiving.aprx

Where must we allow it?

Bellevue is required to allow for co-living housing as a permitted use on lots where six or more multifamily residential units are allowed. This includes mixed-use areas and areas within a quarter-mile walking distance of major transit stops and regional and Countywide growth centers. The map of Bellevue above shows a general overview of where co-living housing is required to be allowed.

Bellevue's deadline to comply is Dec. 31, 2025.

For a full list of requirements please visit:
BellevueWA.gov/co-living-housing-luca

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