

ORDINANCE NO. 1829

AN ORDINANCE BY THE COUNCIL OF THE TOWN OF FRIDAY HARBOR TO
APPROVE A 6-MONTH MORATORIUM ON NEW TRANSIENT
ACCOMMODATIONS, SHORT TERM RENTALS, TIMESHARES, OR VACATION
RENTALS.

WHEREAS, according to House Bill 1110, Washington's Middle Housing law, the Washington State legislature has found "that Washington is facing an unprecedented housing crisis for its current population and a lack of housing choices, and is not likely to meet the affordability goals for future populations."

WHEREAS, Washington State legislators responded with a series of legislation to increase housing supply through increased density, removal of regulatory barriers hindering housing construction, and streamlining the conversion of existing buildings to mixed use residential; and

WHEREAS, the Town Council is considering legislation that will increase housing supply within the Town of Friday Harbor to meet Washington State legislation; and

WHEREAS, conversion of existing non-transient residential uses to transient accommodation, timeshare, short term rental, or vacation rental (Transient Accommodations) reduces the limited housing supply for long term residential housing units; and

WHEREAS, conversion of existing commercial units into Transient Accommodations reduces the available commercial space necessary for economic growth to support the planned increase in housing units; and

WHEREAS, the Town Council finds it is in the best interest of the community to prohibit new Transient Accommodations while development regulations are updated to address the short fall in long term residential housing supply; and

WHEREAS, instituting a moratorium will give the Planning Commission and Town Council time to consider revisions to the Town's development regulations to address the impacts of Transient Accommodations on housing supply and economic growth in Friday Harbor;

NOW THEREFORE BE IT ORDAINED by the Council of the Town of Friday Harbor as follows:

SECTION 1. A six-month moratorium is established for:

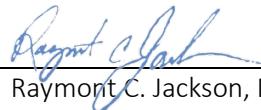
- A. Accepting applications for transient accommodations, timeshares, short term rentals, or vacation rentals.
- B. Issuance of change of use approvals for transient accommodations, timeshares, short term rentals, or vacation rentals.

- C. Issuance of project permits and construction permits for construction of buildings that contain new transient accommodations, timeshares, short term rentals, or vacation rentals.
- D. Issuance of project permits and construction permits for converting units or spaces in existing buildings to transient accommodations, timeshares, short term rentals, or vacation rentals.
- E. Issuance of new business licenses for transient accommodations, short term rentals, or vacation rentals.

SECTION 2. This moratorium does not apply to shelters, transitional housing, emergency housing, or permanent supportive housing.

DULY PASSED AND ADOPTED this 4th day of December 2025.

TOWN OF FRIDAY HARBOR



Raymont C. Jackson, Mayor

SEAL of the

Town of Friday Harbor

ATTEST:



Jennifer M. Krembs

Jennifer M. Krembs, Town Clerk