

Sunday Harbor Community Association Rules for Trailers, RVS, and Tiny Homes

* Definition of a Trailer: A “trailer” is a factory-built unit with non-removeable wheels built for recreational or residential purposes but not permanently installed. In Sunday Harbor this includes buses, converted vans, or other vehicles.

* Definition of a Mobile Home:

“Mobile home” is a transportable, factory-built dwelling unit constructed prior to June 15, 1976, with non-removeable undercarriage to which wheels can be attached for transporting the unit to a site where it will be permanently installed.

Declarations:

I. Building Restrictions

4) [4] No temporary structure, trailer, tent, garage, basement, or outbuilding shall be maintained on any lot for residential purposes except that lots 26 through 82 and lots 96 through 100 may maintain a mobile home for residential purposes.

Recreational use:

A trailer may be maintained on any lot for off-site recreational purposes. However, it may not be hooked up to electrical or sewer outlets.

Recreational use on site:

A trailer may be maintained and hooked up to electrical and sewer for on-site recreational use (short-term use) provided there is not a primary residence already in place with electrical and sewer hookups. This would create a double dwelling occupancy and is not in compliance with the county ordinances as well as Sunday Harbor Declarations.

Guests:

Guest trailers may be parked and hooked up to electrical for up to three continuous weeks provided the association is notified in advance. A trailer may be maintained on any lot but may not be hooked up to sewer.

*Definition of a Tiny Home: “Tiny home” means a single-family dwelling unit that is 400 square feet or less in floor area (excluding sleeping lofts). There are two types of tiny homes as described below. Any other form is considered a recreational vehicle.

1. Site-Built Tiny Home. A tiny home built on site on a permanent foundation that meets the minimum requirements of the

International Residential Code (IRC) and is reviewed and inspected by Whatcom County.

2. Manufactured Tiny Home. A factory-built tiny home bearing a certification tag from the Washington State Department of Labor and Industries (L&I) stating it is approved for use as a single-family residence per the current edition of the International Residential Code (IRC) or Housing and Urban Development (HUD) requirements. Manufactured tiny homes usually have wheels and a chassis when they come out of the factory, and typically have the wheels removed prior to placing it on its manufacturer-approved foundation.

*Definition of a Foundation:

“Permanent foundation” means concrete blocks on a concrete footing or slab, or other approved engineered foundation systems.

*Whatcom County Building Code

<https://www.codepublishing.com/WA/WhatcomCounty/#!/WhatcomCounty15/WhatcomCounty1504.html#15.04.012>

Approved BoD 9.20.22 Submitted by Shasta Pettijohn, secretary 9/26/22

Revised 5.26.23 Shasta Pettijohn.

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