



2020 End of Session Report

CAI's Washington Legislative Action Committee (WA LAC) was busy this session tracking and advocating legislation. The 17-member committee volunteered hundreds of collective hours to review bills, draft testimony, meet with legislators and other decision-makers, and testify for or against bills. Washington legislators introduced more than 1,600 bills, but only 58 were enacted. The LAC monitored 64 bills that could impact community associations; their top priority bills are summarized below.

SB 5219/HB 1576. Construction Defect. Last Session, several bills were introduced attempting to strip condominium construction defect warranties, SB 5219 (OPPOSE) and HB 1576 (OPPOSE) did not pass last session but were automatically reintroduced due to the Washington biennium legislative procedures. SB 5219, which eliminated construction defect warranties for condominiums with 7 units or less, was a point of contention this session with last minute attempts to amend the bill within hours of the House of Origin Cut Off.
Status: FAILED

HB 1165. Low-water landscaping. The LAC supported and testified for this bill that prohibits community association boards from banning low-water and wildfire ignition-resistant landscaping but retain their ability to decide what water-efficient and wildfire ignition-resistant landscaping will be allowed and the aesthetics of the landscaping. In addition, community associations cannot fine residents who are following drought emergency guidelines issued by the Department of Ecology.

Status: PASSED and became effective June 11, 2020.

SB 5168. Homeowner Notices of Fines. The LAC supported this bill that states that community associations need to give a reasonable time frame for residents to appeal the board before issuing fines.

Status: FAILED due to early adjournment of legislative session as a result of COVID-19.

SB 6617/HB2570. Accessory Dwelling Units. The LAC was able to include language in HB 2570, excluding community associations from the bill and is still working hard to include the exact same language in SB 6617. Prime Sponsored by Senator Marko Liias (D – Lynnwood).

Status: PASSED. The LAC is now working with the Governor's office to maintain language that excludes community associations from the bills.

Washington Contact Information

- CAI Washington Legislative Action Committee: government@caionline.org
- [Community Associations Institute – Washington Chapter](http://www.caionline.org/washington): 425-778-6378

Your Assistance is Needed

Expenses incurred by the LAC are paid for with donations and Advocacy Fund fees. Corporate contributions are allowed and appreciated. Most community association boards can legally allocate money to support the WA LAC. Please visit www.caionline.org/lacdonate/ and donate to "Washington" to support our continued efforts.

For more information visit www.caionline.org/WALAC.