

2024 Legislative Session Report



WASHINGTON
LEGISLATIVE ACTION COMMITTEE
Community Associations Institute

2024 Washington State Legislative End of Session Report

The CAI Washington State Chapter Legislative Action Committee (LAC) actively advocated on behalf of the [approximately 2,406,000 Washingtonians living in 944,000 homes in more than 10,680 community associations across the Evergreen State](#) during the 2024 state legislative session. The Washington State LAC actively tracked 72 bills this biennium, out of 2993 bills introduced in the House and 6993 bills introduced in the Senate. The 2024 half of the biennium began on January 8, and adjourned on March 7. Below is a brief overview from the 2024 Washington State Legislature:

[SB 5796 – WUCIOA for All](#)

Summary: Applies the Washington Uniform Common Interest Ownership Act (WUCIOA) to all common interest communities beginning January 1, 2028. Amends WUCIOA to incorporate updates to the Uniform Common Interest Ownership Act (UCIOA) and other changes, including providing a 10 to 21 day window to respond to records requests (dependent on the length of time to reasonably fulfill the request), allowing for the use of a unit as an adult family home, empowering the board to take actions during times of emergency that are necessary to protect the interests of unit owners, and allowing for remote voting by unit owners and their proxies. Repeals the Horizontal Property Regimes Act, the Washington Condominium Act, the Homeowners' Association Act, and the Land Development Act.

Sponsors: [Pedersen](#), [Rivers](#), [Kuderer](#), [Nobles](#), [Shewmake](#)

By Request: Uniform Law Commission

WSCAI started negotiating on this bill with Senator Pedersen over the summer. WSCAI's LAC recruited a team of attorneys who helped draft WUCIOA (RCW 64.90) originally, a special thank you to Theresea Torgeson for all her leadership of this team. Throughout the process, WSCAI **supported** the intent of the bill while continuing to work on amendments with lawmakers and stakeholders. The bill passed the Senate with a vote of 32-17. In the House Housing Committee, an amendment was added that would have allowed prospective buyers to waive their right to a resale certificate. The bill passed the House 59-37. The Senate then voted to refuse to concur the House amendment. The bill went back to the House where they agreed to

recede from their amendment and passed off the House with a vote of 61-35. The bill is now headed to the Governor's office.

Status: Successfully PASSED, signed by Governor. Effective June 6, 2024.

HB 1054 - Occupancy Limits

Summary: An association of unit owners in a common interest community is prohibited from regulating or limiting the number of unrelated persons that may occupy a unit.

Sponsors: [Walen](#), [Simmons](#), [Ryu](#), [Bateman](#), [Ramel](#), [Doglio](#), [Macri](#), [Gregerson](#), [Springer](#), [Thai](#), [Kloba](#), [Donaghy](#)

WSCAI originally **opposed** [HB 1054](#) during the 2023 Legislative Session. Although WSCAI again opposed the bill at the beginning of 2024 as it was voted off the House Floor with a vote of 68-29, we were able to work on language in the Senate Law & Justice Committee which the LAC voted to switch WSCAI's position to **neutral**. The bill was voted off the Senate Floor with a vote of 30-19 and is headed to the Governor's Desk.

Status: PASSED, signed by Governor. Effective June 6, 2024.

SB 5934 – Pollinator Habitat

Pollinator habitat is an area of land that is, or may be, developed as habitat beneficial for the feeding, nesting, and reproduction of all pollinators. Pollinator habitat areas do not include beehives, except for mason bee houses. The governing documents for a homeowners association or a common interest community may not prohibit the installation of pollinator habitat, including beehives compliant with local regulation. The governing documents may include reasonable rules regarding the placement and aesthetic appearance of pollinator habitat as long as the rules do not render the use of pollinator habitat unreasonably costly or otherwise effectively infeasible. The provisions related to drought resistant landscaping, pollinator habitat, and wildfire ignition resistant landscaping do not apply to condominium associations.

Sponsors: [Padden](#), [Van De Wege](#), [Dhingra](#), [Lias](#), [Salomon](#), [Warnick](#)

WSCAI originally did not have a position on the bill as it was heard in the Senate Committee on Local Government, Land Use, and Tribal Affairs because community associations were not originally included in the bill at all, however, were included by an amendment as it was voted out of committee which WSCAI's LAC **opposed**. The bill was voted off the Senate Floor unanimously. In the House Local Government Committee Senator Padden spoke in support of WSCAI's proposed amendment, Rep. Griffey offered it in committee, and it was adopted unanimously. WSCAI went to **neutral** on the bill with our amendment. The bill passed the House Floor unanimously as well and is headed to the Governor's office.

Status: PASSED, signed by Governor. Effective June 6, 2024.

SB 5792 – Multi-unit residential building definition

Summary: Buildings with 12 or fewer units that are no more than three stories are excluded from the definition of multiunit residential building if one story is utilized for above or below ground parking, or retail space.

Sponsors: [Padden](#), [Pedersen](#), [Billig](#), [Mullet](#), [Wilson, J.](#)

WSCAI remained **neutral** on the bill throughout the legislative process. The bill passed unanimously from both chambers and is awaiting action by the Governor.

Status: PASSED, signed by Governor. Effective June 6, 2024.

SB 5973 – Heat Pumps

Summary: Associations cannot prohibit the installation of heat pumps by a unit owner within the boundaries of a unit. Associations may create reasonable restrictions, and may prohibit the installation of heat pumps by a unit owner within a common area without the consent of the association. Unit owners must meet applicable health and safety standards when installing a heat pump. Willful violations by an association can result in civil penalties of up to \$1,000 plus actual damages. This act expires on January 1, 2028.

Sponsors: [Liias](#), [Nguyen](#), [Kuderer](#), [Mullet](#), [Nobles](#), [Shewmake](#), [Valdez](#)

WSCAI proposed amendment language which would have clarified the definition of a heat pump. While the language was ultimately not adopted, WSCAI **supported** the final version of the bill.

Status: PASSED, signed by Governor. Effective June 6, 2024.

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CAI WA LAC and Chapter Contact Information:

[CAI Washington State Legislative Action Committee](#) - (888) 224-4321

[CAI Washington State Chapter](#) - (425)778-6378