

# 2026 WASHINGTON

## Legislative Session Report



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The CAI Washington Legislative Action Committee (WA LAC) actively advocated on behalf of the [approximately 2,453,000 Washingtonians living in 959,100 homes in more than 10,850 community associations across the state during the 2026 state legislative session.](#)

### Legislative Overview

Washington's legislature operates on a biennium system, meaning that bills that did not pass in 2025 could be brought back for discussion in 2026. The 2026 half of the biennium began on January 12 and adjourned on March 12, 2026.

WA LAC hosted its inaugural advocacy day on February 25, during which 35 CAI members met with 51 legislators in Olympia to discuss key legislative issues for community associations. While CAI was onsite at the Capitol, an agreement was reached with the sponsor of HB 1500 on amendments, causing the LAC to formally drop its opposition to the bill, proving that presence in state capitols has a critical impact on legislation. In advance of the summit, a virtual call to action was emailed to Washington members and advocates, resulting in 66 messages from 22 advocates to 54 legislators.

#### **2026 Key Bills of Interest to Community Associations in Washington:**

During the 2026 legislative session, WA LAC tracked 46 pieces of legislation in Washington and directly advocated on several with potential impacts on the community association industry. Below is a brief overview of highlights from the 2026 half of the 2025-2026 Washington Legislative Session:

#### **CAI SOUGHT AMENDMENTS TO THE BILLS LISTED BELOW**

CAI works with legislators to champion amendments to legislation to help the language better align with CAI's public policy positions on any given topic impacting the community association industry.

#### **[HB 1500 Concerning resale certificates in common interest communities.](#)**

The WA LAC **opposed** this bill when it was first introduced in 2025, as it conflicts with the existing process outlined in the Washington Uniform Common Interest Ownership Act (WUCIOA). WA LAC worked with lawmakers in 2026 to amend the bill to better reflect the realities of Washington's community associations.

HB 1500, as first introduced, would have required associations to provide draft versions of audits and reserve studies as part of the resale certificate process. Current WUCIOA language requires only finalized versions of audits and reserve studies to ensure clarity and accuracy for potential buyers. HB

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1500 would also have held the association liable for alterations in units that “should have been known” through reasonable diligence. Current WUCIOA language provides that the seller is responsible for alterations made to a unit, and the Association is only responsible for known or reported issues. This bill also would have heavily restricted the ability to use third-party software to generate resale certificates.

Over the course of the legislative session, WA LAC negotiated amendments with the bill sponsor to address major areas of concern. In particular, the amendments maintained the right for associations to utilize third-party software to generate resale certificates, and clarified rules on the reporting of unit alterations. Critically, an amendment was also accepted that clarifies when a unit owner may bring an action against the association or any authorized agent responsible for furnishing the certificate, and balanced attorney fee provisions by stating that the court may award reasonable attorneys' fees and costs to the prevailing party.

Call-to-action campaigns were sent to advocates as the bill was being debated and amended in the Senate, asking them to reach out to legislators to support the LAC's amendment language. A total of 1669 messages were sent by 279 advocates to 33 legislators.

**Status:** Successfully AMENDED and PASSED. Awaiting Governor's signature. Once signed, effective June 11, 2026.

### **[HB 1501 Concerning inquiries into association governance or operations by unit owners in common interest communities.](#)**

WA LAC **opposed** this bill when it was first introduced in 2025, as WUCIOA already fosters open, constructive dialogue by ensuring all board and committee meetings are open to residents and include dedicated time for homeowner concerns. However, when it became clear that the bill was going to pass, WA LAC worked with lawmakers on amendments that would better balance the bill and still promote open dialogue between associations and homeowners.

As introduced, this bill would have mandated that community associations provide a “substantive response” to homeowners' inquiries regarding governance or operations within 30 days if the inquiry is sent by registered letter. If legal or third-party expertise is necessary, the Association would be required to inform the homeowner within 30 days and provide the response within 60 days of receipt of the registered letter. Failure to comply would mean the Association would be unable to recover attorneys' fees and costs in related disputes. The Association would have been able to set reasonable rules, such as limiting each unit to one inquiry per 30-day period, but multiple questions can be included in a single registered letter.

WA LAC worked closely with legislators to amend the bill to address key concerns and create a more balanced bill. This includes clarifying processes to better reflect the realities of running a community association, ensuring appropriate flexibility for associations in responding to requests, and rebalancing the attorney's fee provision.

**Status:** Successfully AMENDED and PASSED. Signed by Governor, effective June 11, 2026.

### **[SB 6054 Concerning unreasonable restrictions on wildfire home hardening practices in common interest communities.](#)**

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WA LAC sought amendments to this bill to better reflect the realities of community association living while still providing adequate protections for homeowners.

This bill prohibits governing documents of a common interest community from prohibiting the installation, use, or maintenance of fire-hardened building materials so long as the materials meet health and safety requirements imposed by state and local permitting authorities. The Legislature accepted WA LAC's amendments to replace a rigid cost limit with an array of material options that fit with the aesthetics and building materials of the community.

**Status:** Successfully AMENDED and PASSED. Signed by Governor, effective June 11, 2026.

## CAI OPPOSED THE BELOW BILLS

CAI LACs oppose legislation that is at odds with [CAI's public policy positions](#). If a LAC believes it may need to consider or adopt any legislative or regulatory position that would be in conflict with these official positions, it must submit a request for a deviation to be considered by CAI's Government & Public Affairs Committee and/or Board of Trustees.

### [HB 2118 Concerning common interest community restrictions.](#)

WA LAC **opposed** this bill which would have given individual homeowners the opportunity to veto new covenants passed after they purchase their home.

Specifically, this would give individuals the right to ignore new covenants agreed to by an association concerning property development, rental rules, and agricultural uses. In practice, this leads to a system that breaks association governance, where 90% of homeowners will have to follow one set of updated rules, and the rest can freely choose to ignore anything that is more restrictive than what was in place when they purchased their homes. New associations, built after the bill takes effect, would essentially be stuck with the same set of rules that the developer leaves them with at transition.

When this bill was first heard in the House Housing Committee, WA LAC sent an email to all advocates asking them to sign in as CON for the Committee's records. Over 800 advocates responded to the request, and this helped stop the bill in its tracks.

**Status:** Successfully DIED in Committee.

### [HB 2304 Increasing the supply of condominiums by expanding the types of condominium buildings that may be subject to an express warranty of quality and express warranty insurance coverage.](#)

WA LAC expressed concerns to the bill's sponsor, as it continues to erode important construction warranty protections for homeowners moving into new properties following up on legislation passed last year.

This bill is not meant to alter any of the underlying provisions passed last year, instead clarifying the provisions to cover stacked flats 4-stories and under. As a reminder, last year, HB 1403 was passed by the legislature, removing the requirement that construction must meet professional engineering and construction standards. The law now only requires builders to follow their own plans.

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**Status:** PASSED. Signed by Governor, effective June 11, 2026.

### **HB 2646 Mitigating disputes between unit owners and unit owners associations under the Washington uniform common interest ownership act.**

WA LAC **opposed** this bill, as it did not align with the principles of CAI's [Alternative Dispute Resolution Public Policy](#).

The bill included a one-way attorney fee provision in favor of unit owners and would provide an "opportunity to cure" certain violations, after which a one-way attorney fee provision would be invoked.

**Status:** Successfully DIED in Committee.

### **CAI SUPPORTED THE BELOW BILLS**

CAI LACs support legislation that aligns with [CAI's public policy positions](#), or which otherwise work to the benefit of the community association industry in a state.

### **HB 2354 Concerning common interest communities.**

WA LAC **supported** this bill, as it contained compromise provisions that were the result of continued stakeholder engagement to further refine the Washington Uniform Common Interest Ownership Act (WUCIOA) in advance of its 2028 retroactivity to all communities.

This bill exempts small middle housing common interest communities from most provisions of WUCIOA. This includes reserve study requirements if specified conditions are met. The bill also prohibits governing documents of a common interest community from varying from the WUCIOA regarding financial responsibility for electric vehicle charging stations and heat pumps, so that only the owner of an electric vehicle charging station or heat pump that exclusively serves the owner's unit bears that financial responsibility. The bill also increases from \$50,000 to \$100,000 the minimum annual assessment threshold that triggers the requirement for an association to be annually audited by a certified public accountant.

**Status:** Successfully PASSED. Signed by Governor, effective June 11, 2026.

### ***Get Involved in CAI's Washington Advocacy Work through Your Local Chapter!***

In addition to strong and effective advocacy work in Olympia, CAI's Washington Chapter provides information, resources, education programs and best practices designed to help you and your communities throughout Indiana thrive.

Not a member yet? Join a growing global network of more than 51,000 community managers, management company executives, homeowner leaders, and business partners, and open up a world of opportunities for professional growth, networking and industry knowledge.

Learn more and join today at <https://www.wscai.org/>.

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