



2025 Washington State Legislative End of Session Report

The CAI Washington State Chapter 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 2025 state legislative session.](#)

Washington implements a biennium system, meaning that bills that did not pass this year could be brought back for discussion in 2026. The 2025 half of the biennium began on January 14 and adjourned on April 27. Below is a brief overview from the 2025 Washington State Legislature:

SB 5129 - Concerning common interest communities.

The WA LAC **supported** this bill and worked closely with the sponsor and stakeholders to craft legislation which would have the most positive impact on Washington community associations.

This bill makes various adjustments to the Washington Uniform Common Interest Ownership Act (WUCIOA). WUCIOA is the primary law governing community associations in the state, and associations created before July 1, 2018 will come under its authority beginning in 2028. SB 5129 is intended to address identified issues in WUCIOA and create a framework that meets the needs of Washington's community associations. The bill clarifies which community associations will continue to be exempt from WUCIOA and modifies insurance requirements, reserve fund investment procedures, and clarifying procedures for board meetings. The bill also sets new standards for heat pumps and electric vehicle charging stations on detached units which are not visible to outside observers. Per CAI's [Support for the Uniform Acts Public Policy](#), Community Associations Institute (CAI) supports and recommends consideration and adoption of the one or more of the uniform community association acts by all states.

Status: Successfully PASSED. Effective January 1, 2026.

HB 1500 - Concerning resale certificates for units in common interest communities.

The WA LAC **opposed** this bill, which conflicts with the existing process outlined in WUCIOA.

HB 1500 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 1500 would also have held the association liable for alterations in units that “should have been known” through reasonable diligence. Current WUCIOA language where the seller is responsible for alterations made to a unit, and the Association is only responsible for known or reported issues.

CAI launched an online advocacy campaign, asking advocates to email their representatives on the House Housing Committee in opposition to the bill. In response, 34 advocates sent a total of 34 messages to the committee members.

Status: Successfully DIED in House.

HB 1501 - Concerning inquiries into association governance or operations by unit owners in common interest communities.

WA LAC **opposed** this bill on the grounds that it was unnecessary, 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.

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.

Advocates were asked to message their representatives in the state House about this bill. In total, 272 messages were sent by 130 advocates to 72 Representatives.

Status: Successfully DIED in House.

HB 1443/SB 5332 - Concerning mobile dwellings.

The WA LAC **opposed** these bills due to the negative impacts they would have on association self-governance. These bills would allow up to two mobile homes per lot in a single-family community. The bills would also require mobile dwellings to have utilities.

CAI launched an online advocacy campaign urging advocates to email their Representatives to oppose the bill and in total 272 messages were sent by 130 advocates to 82 legislators.

Status: Successfully DIED.

HB 1403 - Simplifying condominium construction statutes.

The WA LAC **opposed** this bill after working with stakeholders to improve the bill in the House. These recommended amendments were ultimately not incorporated into the bill. HB 1403 weakens construction standards by removing the requirement that construction must meet professional engineering and construction standards. It only requires builders to follow their own plans, which may be incomplete or inadvisable. The bill also forces homeowners into arbitration instead of allowing them to take legal action in court. Arbitration is expensive and favors developers, making it harder for homeowners to get just results. The bill additionally allows builders of small condos (12 units or fewer) to opt out of the current warranty protections. They would instead be able provide a third-party warranty, which are often weak and written by for-profit companies that are incentivized to deny claims. The bill also removes certain construction requirements for accessory dwelling units (ADUs) within condos.

A call-to-action email campaign urging advocates to email their Senator in opposition to the bill was initiated, in response to which 197 messages were sent by 191 advocates to 43 Senators. A petition urging the Governor to veto the bill was also circulated, which was signed by 183 CAI Washington LAC partners and advocates, representing over 81,646 homes in over 141 unique communities across Washington.

Status: Unsuccessfully PASSED. Effective July 27, 2025.

SB 5686 Expanding and funding the foreclosure mediation program.

The WA LAC ultimately **opposed** this bill after attempting to work with stakeholders to improve the bill in the Senate. CAI's recommended amendments were ultimately not incorporated into the bill.

The bill prohibits associations from recovering legal fees and costs associated with the new "meet and confer" and mediation requirements. Under this bill, parties must meet and confer with a housing counselor within 30 days of receiving a foreclosure notice. The bill also requires a referral to mediation no later than 90 days prior to a foreclosure auction. A referral to mediation may be made at any time before the date of the foreclosure sale, while also allowing parties to meet and confer before then. An association would not be able to file a judicial foreclosure complaint if mediation has been requested.

A call-to-action email campaign urging advocates to email their Representatives in opposition to the bill was initiated, and 638 messages sent by 296 advocates. A petition urging the Governor to veto the bill was also circulated, which was signed by 188 CAI Washington LAC partners and advocates representing over 78,293 homes in over 121 unique communities across Washington.

Status: Unsuccessfully PASSED. Effective July 27, 2025.

NOT A CAI MEMBER? BECOME A MEMBER TODAY!

CAI provides advocacy trainings and opportunities, education programs, best practices, and robust resources to help you stay up-to-date on the latest news, laws, legislation, policies, and issues affecting homeowners associations, condominiums, and housing cooperatives. As a CAI member, you'll also get a membership to your local chapter and gain a network of industry colleagues — over 50,000 of them in [64 chapters worldwide](#).

[Join today!](#)

GET INVOLVED IN CAI WASHINGTON STATE ADVOCACY EFFORTS!

Track WA Legislation

CAI keeps track of legislation throughout the year, so you can stay informed. You can check the legislation that CAI is monitoring around the clock [here](#).

Support and Donate Today

CAI depends on professional lobbyists funded by community associations, businesses, and individuals to create the best public policy for the community association industry in Washington. To support their efforts, visit advocacy.caionline.org/lacdonate and select “Washington.”

Help Shape Future Legislation

Join our CAI Advocacy Ambassador program and become a part of the movement to create positive change. Your voice matters, so [sign up now](#) to make your mark!

CAI WA LAC and Chapter Contact Information:

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

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