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SENATE BILL 6875

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State of Washington

60th Legislature

2008 Regular Session

By Senator Tom

Read first time 01/30/08. Referred to Committee on Consumer Protection & Housing.

1 AN ACT Relating to creation of the condominium act governance task  
2 force; creating new sections; and providing an expiration date.

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

4 NEW SECTION. **Sec. 1.** The legislature finds that many Washington  
5 residents are impacted by the laws governing condominium associations  
6 found in chapter 64.34 RCW. The legislature further finds that the  
7 impact of these laws is of significant importance because these laws  
8 affect both a unit owner's property values and his or her sense of  
9 security and happiness in his or her home and community. The  
10 legislature recognizes that the provisions regulating condominium  
11 governance in chapter 64.34 RCW should be thoroughly reviewed to ensure  
12 transparency and openness in condominium governance.

13 NEW SECTION. **Sec. 2.** (1) The condominium act governance task  
14 force is created with ten members as provided in this subsection.

15 (a) The majority leader of the senate shall appoint one member from  
16 the senate.

17 (b) The speaker of the house of representatives shall appoint one  
18 member from the house of representatives.

1 (c) The majority leader of the senate and the speaker of the house  
2 of representatives jointly shall appoint eight nonlegislative members  
3 of the task force, which shall include three condominium board members  
4 representing three different condominium associations, three unit  
5 owners who own a unit that is their primary residence in a condominium  
6 that is governed by chapter 64.34 RCW, and two attorneys with expertise  
7 in condominium governance.

8 (2) The task force shall:

9 (a) Convene as soon as possible upon the appointment of its  
10 members;

11 (b) Elect a chair and adopt rules for conducting the business of  
12 the task force;

13 (c) Thoroughly study condominium association governance law  
14 including, but not limited to, the following:

15 (i) The provisions regulating condominium association governance  
16 contained in chapter 64.34 RCW;

17 (ii) Statutes regulating condominium associations in other states;  
18 and

19 (iii) Other model statutes the task force deems relevant;

20 (d) Determine and document perceived and actual shortcomings of the  
21 condominium governance statutes contained in chapter 64.34 RCW;

22 (e) Draft proposed legislation revising the condominium governance  
23 statutes in chapter 64.34 RCW if the task force determines that the  
24 statutes could be improved in any way; and

25 (f) Take public testimony for at least thirty minutes at every  
26 second meeting.

27 (3) Staff support for the task force must be provided by the senate  
28 committee services and the house of representatives office of program  
29 research.

30 (4) Legislative members of the task force must be reimbursed for  
31 travel expenses in accordance with RCW 44.04.120.

32 (5) The task force shall report its findings and any proposed  
33 legislation to the legislature by September 10, 2008.

34 (6) This section expires December 31, 2008.

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