

# FINAL BILL REPORT

## SHB 1370

---

---

C 108 L 13  
Synopsis as Enacted

**Brief Description:** Concerning notice requirements for homeowners' associations meetings.

**Sponsors:** House Committee on Judiciary (originally sponsored by Representative Seaquist).

**House Committee on Judiciary**  
**Senate Committee on Financial Institutions, Housing & Insurance**

**Background:**

A homeowners' association (association) is a legal entity with membership comprised of the owners of residential real property located within a development or other specified area. An association typically arises from restrictive covenants recorded by a developer against property in a subdivision. A board of directors, elected by the members, manages the association. In general, the purpose of an association is to manage and maintain common areas and structures, review design, and maintain architectural control.

Associations must hold annual meetings, and special meetings may be called. Advance notice of meetings must be provided to each owner. A notice may be sent by first-class mail or hand delivered to an owner's mailing address or other address designated in writing.

**Summary:**

Meeting notices may be sent by electronic transmission if a homeowner provides written consent to receive electronically transmitted notices. An owner may revoke such consent to receive notices electronically by delivering a written revocation to the association's secretary or other officer specified in the bylaws. Consent is deemed to have been revoked if the secretary or officer is unable to electronically transmit two consecutive notices to the homeowner.

**Votes on Final Passage:**

House	97	0
Senate	46	0

**Effective:** July 28, 2013

---

*This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not a part of the legislation nor does it constitute a statement of legislative intent.*