
HOUSE BILL 1054

State of Washington

68th Legislature

2023 Regular Session

By Representatives Walen, Simmons, Ryu, Bateman, Ramel, Doglio, Macri, Gregerson, Springer, Thai, Kloba, and Donaghy

Prefiled 12/20/22. Read first time 01/09/23. Referred to Committee on Housing.

1 AN ACT Relating to the authority of owners' associations in
2 common interest communities to regulate or limit occupancy by
3 unrelated persons; adding a new section to chapter 64.32 RCW; adding
4 a new section to chapter 64.34 RCW; adding a new section to chapter
5 64.38 RCW; and adding a new section to chapter 64.90 RCW.

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

7 NEW SECTION. **Sec. 1.** A new section is added to chapter 64.32
8 RCW to read as follows:

9 Except for occupancy limits on short-term rentals as defined in
10 RCW 64.37.010, an association of apartment owners may not adopt or
11 enforce a restriction, covenant, condition, bylaw, rule, regulation,
12 provision of a governing document, or master that regulates or limits
13 the number of unrelated persons that may occupy an apartment.

14 NEW SECTION. **Sec. 2.** A new section is added to chapter 64.34
15 RCW to read as follows:

16 Except for occupancy limits on short-term rentals as defined in
17 RCW 64.37.010, a unit owners' association may not adopt or enforce a
18 restriction, covenant, condition, bylaw, rule, regulation, provision
19 of a governing document, or master that regulates or limits the
20 number of unrelated persons that may occupy a unit.

1 NEW SECTION. **Sec. 3.** A new section is added to chapter 64.38
2 RCW to read as follows:

3 Except for occupancy limits on short-term rentals as defined in
4 RCW 64.37.010, a homeowners' association may not adopt or enforce a
5 restriction, covenant, condition, bylaw, rule, regulation, provision
6 of a governing document, or master that regulates or limits the
7 number of unrelated persons that may occupy a lot.

8 NEW SECTION. **Sec. 4.** A new section is added to chapter 64.90
9 RCW to read as follows:

10 Except for occupancy limits on short-term rentals as defined in
11 RCW 64.37.010, a unit owners association may not adopt or enforce a
12 restriction, covenant, condition, bylaw, rule, regulation, provision
13 of a governing document, or master that regulates or limits the
14 number of unrelated persons that may occupy a unit.

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