HOUSE BILL 1473

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State of Washington   54th Legislature   1995 Regular Session

By Representatives Quall, Goldsmith, Kremen and Hymes

Read first time 01/26/95.   Referred to Committee on Government Operations.

1   AN ACT Relating to roads within a homeowner's association; adding
2 a new section to chapter 36.83 RCW; and declaring an emergency.

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

4   NEW SECTION. **Sec. 1.** A new section is added to chapter 36.83 RCW
5 to read as follows:
6   (1) The county shall create a service district for the purpose of
7 building and maintaining roads within the boundaries of a homeowner's
8 association whenever the following exists:
9   (a) A homeowner's association with valid, enforceable covenants
10 exists in the unincorporated area of the county;
11   (b) The covenants include a fixed schedule for road construction or
12 improvement within the association's boundaries;
13   (c) A moratorium on issuance of new building permits for
14 construction of single family residences within an area that includes
15 the homeowner's association has been enacted; and
16   (d) The homeowner's association formally requests the county to
17 create the service district to assume the responsibility for building
18 and maintaining roads within the homeowner's association.

1   (2) Creation of the service district shall not affect any
 2 obligations the homeowners have towards the homeowner's association.
 3   (3) The service district shall remain in existence until either of
 4 the following:
 5   (a)(i) The moratorium is removed; and
 6   (ii) The homeowner's association formally requests that the service
 7 district be dissolved; or
 8   (b) Twenty-four months expire after the moratorium is removed.

 9   NEW SECTION. **Sec. 2.** This act is necessary for the immediate
10 preservation of the public peace, health, or safety, or support of the
11 state government and its existing public institutions, and shall take
12 effect immediately.

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