

RCW 64.34.320 Contracts and leases—Declarant—Termination.

(Effective until January 1, 2028.) If entered into before the board of directors elected by the unit owners pursuant to *RCW 64.34.308(6) takes office, (1) any management contract, employment contract, or lease of recreational or parking areas or facilities, (2) any other contract or lease between the association and a declarant or an affiliate of a declarant, or (3) any contract or lease that is not bona fide or was unconscionable to the unit owners at the time entered into under the circumstances then prevailing may be terminated without penalty by the association at any time after the board of directors elected by the unit owners pursuant to *RCW 64.34.308(6) takes office upon not less than ninety days' notice to the other party or within such lesser notice period provided for without penalty in the contract or lease. This section does not apply to any lease, the termination of which would terminate the condominium or reduce its size, unless the real property subject to that lease was included in the condominium for the purpose of avoiding the right of the association to terminate a lease under this section. [1989 c 43 s 3-106.]

***Reviser's note:** RCW 64.34.308 was amended by 2011 c 189 s 2, changing subsection (6) to subsection (7), effective January 1, 2012.