
SUBSTITUTE HOUSE BILL 1494

State of Washington 65th Legislature 2018 Regular Session

By House Judiciary (originally sponsored by Representative Morris)

READ FIRST TIME 01/22/18.

1 AN ACT Relating to private road maintenance agreements; adding a
2 new chapter to Title 64 RCW; and providing an effective date.

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

4 NEW SECTION. **Sec. 1.** The definitions in this section apply
5 throughout this chapter unless the context clearly requires
6 otherwise.

7 (1) "Easement" means a nonpossessory interest in the land of
8 another that entitles the holders of an interest in the easement to a
9 private road for ingress and egress, embodying the right to pass
10 across another's land.

11 (2) "Holders of an interest in an easement" or "holder" means
12 those with a legal right to use the easement, including the owner of
13 the land across which the easement passes if the owner of the land
14 has the legal right to use the easement.

15 NEW SECTION. **Sec. 2.** (1) The holders of an interest in any
16 easement shall maintain the easement. However, nothing in this
17 section prohibits agreements that allow maintenance obligations,
18 including costs, to be allocated to fewer than all holders of an
19 interest in an easement.

1 (2)(a) The cost of maintaining the easement must be shared by
2 each holder of an interest in the easement as provided in the terms
3 of any agreement entered into by the parties for that purpose.

4 (b) An agreement under (a) of this subsection may be recorded in
5 the real property records with the county auditor in the county or
6 counties in which the easement is located. A failure to record the
7 agreement does not affect the enforceability of the agreement among
8 the parties to the agreement and any other person with notice of the
9 agreement.

10 (3)(a) Except as provided in (b) of this subsection, in the
11 absence of an agreement under subsection (2) of this section, the
12 reasonable and necessary cost of maintaining the easement must be
13 shared by each holder of an interest in the easement in proportion to
14 the use made of the easement by each holder.

15 (b) Each holder of an interest in an easement is solely
16 responsible for damage caused to the easement because of the holder's
17 negligence or abnormal or excessive use. The holder shall repair the
18 damage at his or her own expense.

19 (4)(a) Unless inconsistent with an agreement between the holders
20 of an interest in an easement, in determining proportionate use and
21 settling conflicts the following factors may be considered: (i) The
22 frequency of use by the holders; (ii) the scope of use by the
23 holders, which may be determined by dividing the distance of total
24 usage of all holders into the distance of total usage of each holder;
25 and (iii) the size and weight of vehicles used by the holders.

26 (b) Unless inappropriate, based on the factors contained in (a)
27 of this subsection or other relevant factors, the costs for regular
28 and routine maintenance of the easement and the costs of repair of
29 the easement damaged by natural disasters or other events for which
30 all holders of an interest in the easement are blameless may be
31 shared on the basis of percentages resulting from dividing the
32 distance of total usage of all holders into the usage distance of
33 each holder.

34 NEW SECTION. **Sec. 3.** (1)(a) A civil action for money damages,
35 specific performance, or contribution may be brought in a court of
36 competent jurisdiction against a holder if:

37 (i) The holder fails to maintain the easement according to an
38 agreement; or

1 (ii) After receiving a demand in writing sent certified mail,
2 return receipt requested, the holder fails to pay, within sixty days
3 of the date of the written demand, the holder's proportion of the
4 cost for maintaining the easement as indicated under section 2 of
5 this act.

6 (b) An action under this section may be brought against a holder
7 of an interest in the easement by one or more of the other holders
8 either jointly or severally.

9 (2)(a) In an action brought under this section, the court may
10 order any equitable relief that may be just under the circumstances;
11 and

12 (b) The court shall award the prevailing party all court costs,
13 arbitration fees, and reasonable attorneys' fees.

14 (3) Unless the parties are subject to mandatory arbitration under
15 chapter 7.06 RCW, any holder of an interest in an easement may apply
16 to the court of competent jurisdiction where the easement is located
17 and that has jurisdiction over the amount in controversy for the
18 appointment of an impartial arbitrator to apportion the cost, and the
19 matter may be arbitrated as provided in chapter 7.04A RCW. The
20 application may be made before, during, or after performance of the
21 maintenance work.

22 (4) Nothing in this chapter imposes a maintenance obligation on
23 the holder of an interest in an easement based on the maintenance
24 provisions in an instrument creating the easement if the holder is
25 not a party to the instrument, whether the instrument is recorded or
26 not, after the holder ceases to use the easement.

27 NEW SECTION. **Sec. 4.** (1) Except as provided in subsections (2)
28 and (3) of this section, this chapter applies to all easements
29 existing on or created after January 1, 2019.

30 (2) This chapter does not apply to any entity regulated under
31 chapter 76.09 RCW or railroad company or affiliate, or any easement
32 or right-of-way held by any agency or department of the state, any
33 political subdivision of the state, any public service company as
34 defined in either RCW 80.04.010 or 81.04.010, or any public or
35 private utility provider.

36 (3) Nothing in this chapter authorizes the impairment of a
37 maintenance agreement existing on or before January 1, 2019.

1 NEW SECTION. **Sec. 5.** Sections 1 through 4 of this act
2 constitute a new chapter in Title 64 RCW.

3 NEW SECTION. **Sec. 6.** If any provision of this act or its
4 application to any person or circumstance is held invalid, the
5 remainder of the act or the application of the provision to other
6 persons or circumstances is not affected.

7 NEW SECTION. **Sec. 7.** This act takes effect January 1, 2019.

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