

SB 5219 - S AMD 1169

By Senator Padden

1 Strike everything after the enacting clause and insert the
2 following:

3
4 "NEW SECTION. **Sec. 1.** A new section is added to chapter 64.90
5 RCW to read as follows:

6 The legislative authority of a city or county may opt by ordinance
7 or resolution to exempt condominiums with less than seven units and
8 that have realized construction costs of three hundred fifty thousand
9 dollars or less from the provisions of RCW 64.90.665 through
10 64.90.680. When a condominium is subject to a master association, all
11 units of all common interest communities subject to the master
12 association must be counted in determining whether the condominium has
13 less than seven units."

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17 On page 1, line 1 of the title, after "warranties;" strike the
18 remainder of the title and insert "and adding a new section to
19 chapter 64.90 RCW."

EFFECT: Authorizes the legislative authority of a city or
county to adopt an ordinance or resolution exempting condominiums
with less than seven units and that have construction costs of
\$350,000 or less from the warranty provisions of WUCIOA. Provides
that when a condominium is subject to a master association, all
units of all common interest communities subject to the master
association must be counted in determining whether the condominium
has less than seven units.

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