

# SENATE BILL REPORT

## SB 6411

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As of February 4, 2008

**Title:** An act relating to the regulation of conversion condominiums.

**Brief Description:** Addressing the regulation of conversion condominiums.

**Sponsors:** Senators Kohl-Welles, Jacobsen, Kline, Pridemore, Murray, McDermott, Fairley and Keiser.

**Brief History:**

**Committee Activity:** Consumer Protection & Housing: 2/05/08.

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### SENATE COMMITTEE ON CONSUMER PROTECTION & HOUSING

**Staff:** Alison Mendiola (786-7483)

**Background:** When apartments are converted into condominiums, the condominium developer must give each tenant notice of the conversion 90 days before they are required to vacate. No tenant may be required to vacate on less than 90 days notice except for tenant violations of the Landlord-Tenant Act.

A city or county may establish a variety of requirements in regards to condominium conversions including that relocation assistance be paid to tenants who do not purchase a unit. Relocation assistance may not exceed \$500 per unit.

Local regulations may not prohibit the condominium form of ownership nor impose requirements on condominiums which it would not impose on a similar development.

**Summary of Bill:** The bill as referred to committee was not considered.

Notice. The condominium developer must give each tenant notice of the conversion 180 days before they are required to vacate. The developer may provide tenants with an option to terminate their lease, with 30 days notice.

Local jurisdictions may require the developer notify the city/county at the same time notice is provided to tenants that all tenants be provided with an option to terminate their lease, with 30 days notice, after the 180-day notice is given, or the developer has publicly recorded, filed, or written regarding the conversion.

Relocation Assistance. The amount of relocation assistance is determined by local ordinance and is either: (1) up to three times the average monthly rent in the city or county, adjusted

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annually by the housing component of the consumer price index; or (2) up to three times the tenant's highest monthly rent, at any time after 180 days before the date of the notice.

Construction Activities. A city or county may adopt a local ordinance limiting the construction development, including restricting the developer from performing or causing any construction to the interior or the exterior of the building, until all tenants have vacated the property, unless all tenants sign waivers consenting to specific limited construction activities, such as a model unit and sales office.

Construction related to maintaining minimum healthy and safety standards, or in response to a tenant's request is permitted.

Limiting the Number of Conversions. Local ordinances may be adopted that limit the number of condominium conversions.

**Appropriation:** None.

**Fiscal Note:** Not requested.

**Committee/Commission/Task Force Created:** No.

**Effective Date:** Ninety days after adjournment of session in which bill is passed.