

HB 1054 - S COMM AMD

By Committee on Law & Justice

NOT CONSIDERED 05/17/2023

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

3 "NEW SECTION. **Sec. 1.** A new section is added to chapter 64.32  
4 RCW to read as follows:

5 Except for occupancy limits on short-term rentals as defined in  
6 RCW 64.37.010, an association of apartment owners may not adopt or  
7 enforce a restriction, covenant, condition, bylaw, rule, regulation,  
8 provision of a governing document, or master deed provision that  
9 regulates or limits the number of unrelated persons that may occupy  
10 an apartment.

11 NEW SECTION. **Sec. 2.** A new section is added to chapter 64.34  
12 RCW to read as follows:

13 Except for occupancy limits on short-term rentals as defined in  
14 RCW 64.37.010, a unit owners' association may not adopt or enforce a  
15 restriction, covenant, condition, bylaw, rule, regulation, provision  
16 of a governing document, or master deed provision that regulates or  
17 limits the number of unrelated persons that may occupy a unit.

18 NEW SECTION. **Sec. 3.** A new section is added to chapter 64.38  
19 RCW to read as follows:

20 Except for occupancy limits on short-term rentals as defined in  
21 RCW 64.37.010, a homeowners' association may not adopt or enforce a  
22 restriction, covenant, condition, bylaw, rule, regulation, provision  
23 of a governing document, or master deed provision that regulates or  
24 limits the number of unrelated persons that may occupy a lot.

25 NEW SECTION. **Sec. 4.** A new section is added to chapter 64.90  
26 RCW to read as follows:

27 Except for occupancy limits on short-term rentals as defined in  
28 RCW 64.37.010, a unit owners association may not adopt or enforce a  
29 restriction, covenant, condition, bylaw, rule, regulation, provision

1 of a governing document, or master deed provision that regulates or  
2 limits the number of unrelated persons that may occupy a unit."

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3 On page 1, line 3 of the title, after "persons;" strike the  
4 remainder of the title and insert "adding a new section to chapter  
5 64.32 RCW; adding a new section to chapter 64.34 RCW; adding a new  
6 section to chapter 64.38 RCW; and adding a new section to chapter  
7 64.90 RCW."

EFFECT: Makes corrections to references regarding master deed provisions.

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