

CERTIFICATION OF ENROLLMENT

HOUSE BILL 1054

68th Legislature
2024 Regular Session

Passed by the House March 4, 2024
Yeas 68 Nays 29

**Speaker of the House of
Representatives**

Passed by the Senate February 22,
2024
Yeas 30 Nays 19

President of the Senate

Approved

Governor of the State of Washington

CERTIFICATE

I, Bernard Dean, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **HOUSE BILL 1054** as passed by the House of Representatives and the Senate on the dates hereon set forth.

Chief Clerk

FILED

**Secretary of State
State of Washington**

HOUSE BILL 1054

AS AMENDED BY THE SENATE

Passed Legislature - 2024 Regular Session

State of Washington 68th Legislature 2023 Regular Session

By Representatives Walen, Simmons, Ryu, Bateman, Ramel, Doglio, Macri, Gregerson, Springer, Thai, Kloba, and Donaghy

 Prefiled 12/20/22.
Referred to Committee on Housing.

 Read first time 01/09/23.

1 AN ACT Relating to the authority of owners' associations in
2 common interest communities to regulate or limit occupancy by
3 unrelated persons; adding a new section to chapter 64.32 RCW; adding
4 a new section to chapter 64.34 RCW; adding a new section to chapter
5 64.38 RCW; adding a new section to chapter 64.90 RCW; and providing a
6 contingent expiration date.

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

8 NEW SECTION. **Sec. 1.** A new section is added to chapter 64.32
9 RCW to read as follows:

10 Except for occupancy limits on short-term rentals as defined in
11 RCW 64.37.010 and any lawful limits on occupant load per square foot
12 or generally applicable health and safety provisions as established
13 by applicable building code, city ordinance, or county ordinance, an
14 association of apartment owners 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 an apartment.

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

1 Except for occupancy limits on short-term rentals as defined in
2 RCW 64.37.010 and any lawful limits on occupant load per square foot
3 or generally applicable health and safety provisions as established
4 by applicable building code, city ordinance, or county ordinance, a
5 unit owners' association may not adopt or enforce a restriction,
6 covenant, condition, bylaw, rule, regulation, provision of a
7 governing document, or master deed provision that regulates or limits
8 the number of unrelated persons that may occupy a unit.

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

11 Except for occupancy limits on short-term rentals as defined in
12 RCW 64.37.010 and any lawful limits on occupant load per square foot
13 or generally applicable health and safety provisions as established
14 by applicable building code, city ordinance, or county ordinance, a
15 homeowners' association may not adopt or enforce a restriction,
16 covenant, condition, bylaw, rule, regulation, provision of a
17 governing document, or master deed provision that regulates or limits
18 the number of unrelated persons that may occupy a lot.

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

21 Except for occupancy limits on short-term rentals as defined in
22 RCW 64.37.010 and any lawful limits on occupant load per square foot
23 or generally applicable health and safety provisions as established
24 by applicable building code, city ordinance, or county ordinance, a
25 unit owners association may not adopt or enforce a restriction,
26 covenant, condition, bylaw, rule, regulation, provision of a
27 governing document, or master deed provision that regulates or limits
28 the number of unrelated persons that may occupy a unit.

29 NEW SECTION. **Sec. 5.** If chapter . . . (Engrossed Substitute
30 Senate Bill No. 5796), Laws of 2024 is enacted by June 30, 2024,
31 sections 1 through 3 of this act expire January 1, 2028.

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