

CERTIFICATION OF ENROLLMENT

HOUSE BILL 1054

Chapter 139, Laws of 2024

68th Legislature
2024 Regular Session

COMMON INTEREST COMMUNITIES—OCCUPANCY BY UNRELATED PERSONS

EFFECTIVE DATE: June 6, 2024

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

LAURIE JINKINS

**Speaker of the House of
Representatives**

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

DENNY HECK

President of the Senate

Approved March 18, 2024 3:05 PM

JAY INSLEE

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.

BERNARD DEAN

Chief Clerk

FILED

March 19, 2024

**Secretary of State
State of Washington**

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.

Passed by the House March 4, 2024.
Passed by the Senate February 22, 2024.
Approved by the Governor March 18, 2024.
Filed in Office of Secretary of State March 19, 2024.

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