## 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 CERTIFICATE Yeas 68 Nays 29 I, Bernard Dean, Chief Clerk of the House of Representatives of the LAURIE JINKINS State of Washington, do hereby certify that the attached is **HOUSE** Speaker of the House of BILL 1054 as passed by the House of Representatives Representatives and the Senate on the dates hereon set forth. Passed by the Senate February 22, 2024 BERNARD DEAN Yeas 30 Nays 19 Chief Clerk

DENNY HECK

President of the Senate

Approved March 18, 2024 3:05 PM

FILED

March 19, 2024

JAY INSLEE State of Washington

Governor of the 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. Read first time 01/09/23. Referred to Committee on Housing.

- AN ACT Relating to the authority of owners' associations in common interest communities to regulate or limit occupancy by unrelated persons; adding a new section to chapter 64.32 RCW; adding a new section to chapter 64.34 RCW; adding a new section to chapter 64.38 RCW; adding a new section to chapter 64.90 RCW; and providing a contingent expiration date.
- 7 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:
- 8 <u>NEW SECTION.</u> **Sec. 1.** A new section is added to chapter 64.32 9 RCW to read as follows:
- Except for occupancy limits on short-term rentals as defined in 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.
- NEW SECTION. Sec. 2. A new section is added to chapter 64.34
- 19 RCW to read as follows:

p. 1 HB 1054.SL

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

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

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, a 14 homeowners' association may not adopt or enforce a restriction, 15 covenant, condition, bylaw, rule, regulation, provision 16 governing document, or master deed provision that regulates or limits 17 the number of unrelated persons that may occupy a lot. 18

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

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

NEW SECTION. Sec. 5. If chapter . . . (Engrossed Substitute Senate Bill No. 5796), Laws of 2024 is enacted by June 30, 2024, 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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p. 2 HB 1054.SL