

FINAL BILL REPORT

SHB 1081

C 77 L 25
Synopsis as Enacted

Brief Description: Establishing consumer protections for owners of solicited real estate.

Sponsors: House Committee on Consumer Protection & Business (originally sponsored by Representatives Donaghy, Connors, Ryu, Taylor, Fosse, Kloba and Reeves).

House Committee on Consumer Protection & Business
Senate Committee on Business, Financial Services & Trade

Background:

While many real estate transactions involve a real estate agent, the decision to use a real estate agent is at the discretion of the buyer or seller. A real estate agent must have a written agreement with their client to perform real estate brokerage services. Real estate agents have certain duties to their client, including:

- loyalty to the client by taking no action that would be adverse or detrimental to the client;
- disclosing in a timely manner any conflicts of interest;
- advising the client to get expert advice on matters relating to the transaction that are beyond the agent's expertise;
- refraining from disclosing confidential information about the client, except under subpoena or court order, even after termination of the relationship; and
- making a good faith effort to either find a property for a buyer or to sell the property for a seller.

Summary:

For real estate transactions that are executed on or after January 1, 2026, in which a property owner is solicited for the purchase of their property through public advertising or written, electronic, or in-person contact, and the property is not currently available or listed on the real estate market, the property owner has certain rights. The property owner has the right to: (1) an appraisal by a licensed appraiser; (2) receive notice from the potential buyer

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of the property owner's right to an appraisal; and (3) cancel the purchase contract without penalty or further obligation under certain conditions.

For property owners who wish to exercise their right to an appraisal:

- The property owner may select the appraiser, and the buyer is responsible for the expense.
- The appraisal must be ordered within three business days after the execution of the purchase contract, and the property owner must notify the buyer of the appraisal.
- The property owner has the right to cancel the purchase contract within four business days after the appraisal is received.

For property owners who do not wish to receive an appraisal, the property owner has the right to cancel the purchase contract within 10 business days after execution of the contract.

In the event the property owner wishes to cancel, the property owner must send a notice of cancellation to the buyer by mail, telegram, email, or other means of written communication. Notice of cancellation is considered given when mailed, filed, emailed, or if sent by other means, when delivered to the buyer's designated place of business.

Purchase contracts for these types of solicited real estate transactions must state clearly in at least 10 point boldface type, and the seller must affirmatively acknowledge, that the seller has the right to an appraisal and has a right to cancel.

Solicited real estate transactions in which a buyer or seller is represented by a licensed real estate agent are exempt from these requirements. Violations are enforced under the Consumer Protection Act.

Votes on Final Passage:

House	56	39
Senate	30	19

Effective: July 27, 2025