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## Local Government Committee

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### HB 1688

**Brief Description:** Concerning electric security alarm systems.

**Sponsors:** Representatives Parshley, Duerr, Reed, Ormsby, Hill and Timmons.

**Brief Summary of Bill**

- Establishes statewide standards for installing and operating electric security alarm systems where local governments have not adopted alternative regulations.

**Hearing Date:** 2/5/25

**Staff:** Michelle Rusk (786-7153).

**Background:**

Local governments can promulgate zoning and other development regulations that limit the use of land within their jurisdictions. Such regulations can restrict the number or type of structures that can be built on a lot, or provide that some uses of property can occur only under specific conditions. Other uses may be generally allowed, but may require a permit or other approval.

Generally, an electric fence is a fence that deters people or animals from crossing a boundary by means of an electric shock. An electric fence can also connect to an alarm system that detects when the fence has been touched, and triggers an alarm. Local governments can regulate fencing in general, and local government development regulations may also specifically limit, or prohibit, the use of electric fences within the local government's jurisdiction.

**Summary of Bill:**

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*This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not part of the legislation nor does it constitute a statement of legislative intent.*

### Electric Security Alarm Systems.

Local jurisdictions that are not otherwise regulating electric security alarm systems (systems) must do so in accordance with statewide standards. These systems are outdoor alarm systems that connect a wire structure to an alarm system that transmits a signal intended to detect and alert property owners of an intrusion by utilizing an electric charge.

The statewide standards include:

- Systems may not be considered a fence and regulated by fence codes if the code does not reference and regulate electric security alarm systems.
- Local jurisdictions may require an alarm system operator license or permit.
- A system's exterior must be surrounded by a minimum 5-foot tall perimeter barrier, fence, or wall, and conditions are established for maintaining existing, or permitting and installing new, perimeter barriers, fences, or walls.
- Systems must be permitted on any allowed or legally nonconforming outdoor storage property. Outdoor storage property is any industrial, manufacturing, or other commercial property, irrespective of zoning, which is legally authorized to store, park, service, sell, or rent vehicles, vessels, aircraft, equipment, materials, cargo, freight, or utility infrastructure within an outdoor lot or yard that is surrounded by a nonelectric perimeter fence or wall.
- System installation must meet the following requirements:
  - The system is powered by an energizer driven by a battery of no more than 12 volts of direct current, which does not produce an electric charge on contact that exceeds specified measurements.
  - The system is conspicuously marked with warning signs at intervals no greater than 30-foot, reading: "Warning: Electric Fence."
  - A system is the greater of 10 feet high or 2 feet higher than a perimeter barrier, fence, or wall.
  - The system includes a device enabling first responders to deactivate it in an emergency.

Local jurisdictions that have controls regulating or prohibiting systems, either before or after the statewide standards are effective, are not subject to the statewide system standards.

However, systems installed before a local jurisdiction's system regulations go into effect may continue to operate if they comply with the statewide system requirements.

If a jurisdiction adopts controls regulating or prohibiting systems after the statewide standards go into effect, the jurisdiction must include "electric security alarm" in the ordinance's title and hold two public hearings on the regulation before final adoption.

**Appropriation:** None.

**Fiscal Note:** Requested on January 30, 2025.

**Effective Date:** The bill takes effect 90 days after adjournment of the session in which the bill is passed.