
ENGROSSED HOUSE BILL 1501

State of Washington

69th Legislature

2025 Regular Session

By Representatives Reed, Entenman, Gregerson, Peterson, Fosse, Farivar, Doglio, Alvarado, Hill, Berry, Lekanoff, Simmons, Ormsby, and Macri

Read first time 01/22/25. Referred to Committee on Housing.

1 AN ACT Relating to inquiries into association governance or
2 operations by unit owners in common interest communities; adding a
3 new section to chapter 64.90 RCW; adding a new section to chapter
4 64.32 RCW; adding a new section to chapter 64.34 RCW; adding a new
5 section to chapter 64.38 RCW; and providing expiration dates.

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

7 NEW SECTION. **Sec. 1.** A new section is added to chapter 64.90
8 RCW to read as follows:

9 (1) When a unit owner or the unit owner's authorized agent files
10 a written inquiry by certified mail with an association regarding one
11 or more topics related to either association governance or
12 operations, or both, the association must respond, in the form of a
13 record, to the unit owner or the unit owner's authorized agent within
14 30 days after receipt of the inquiry. The association must either
15 give a substantive response to the inquirer or notify the inquirer
16 that additional time is reasonably necessary to respond, such as when
17 a legal opinion or other third-party professional opinion has been
18 requested. For the purposes of this section, a "substantive response"
19 includes, but is not limited to, a factual explanation, reference to
20 governing documents, statement of current association practices, or
21 other responsive information reasonably available to the association.

1 An association is not required to obtain a legal opinion or other
2 third-party professional opinion in order to provide a substantive
3 response unless reasonably necessary to address the inquiry.

4 (2) In any action or proceeding arising out of an inquiry subject
5 to this section including, but not limited to, any litigation,
6 mediation, arbitration, or administrative proceedings, the prevailing
7 party is entitled to recover its reasonable attorneys' fees and
8 costs.

9 (3) The association may adopt reasonable rules and regulations
10 regarding the frequency and manner of responding to inquiries, one of
11 which may be that the association is only obligated to respond to one
12 written inquiry per unit in any 30-day period. In such a case, the
13 association must respond to any additional inquiry or inquiries in
14 the subsequent 30-day period, or periods, as applicable. Nothing in
15 this section precludes a unit owner from asking more than one
16 question as part of a single inquiry.

17 NEW SECTION. **Sec. 2.** A new section is added to chapter 64.32
18 RCW to read as follows:

19 (1) When an apartment owner or the apartment owner's authorized
20 agent files a written inquiry by certified mail with an association
21 of apartment owners regarding one or more topics related to either
22 association governance or operations, or both, the association must
23 respond, in the form of a record, to the apartment owner or the
24 apartment owner's authorized agent within 30 days after receipt of
25 the inquiry. The association must either give a substantive response
26 to the inquirer or notify the inquirer that additional time is
27 reasonably necessary to respond, such as when a legal opinion or
28 other third-party professional opinion has been requested. For the
29 purposes of this section, a "substantive response" includes, but is
30 not limited to, a factual explanation, reference to governing
31 documents, statement of current association practices, or other
32 responsive information reasonably available to the association. An
33 association is not required to obtain a legal opinion or other third-
34 party professional opinion in order to provide a substantive response
35 unless reasonably necessary to address the inquiry.

36 (2) In any action or proceeding arising out of an inquiry subject
37 to this section including, but not limited to, any litigation,
38 mediation, arbitration, or administrative proceedings, the prevailing

1 party is entitled to recover its reasonable attorneys' fees and
2 costs.

3 (3) The association may adopt reasonable rules and regulations
4 regarding the frequency and manner of responding to inquiries, one of
5 which may be that the association is only obligated to respond to one
6 written inquiry per apartment in any 30-day period. In such a case,
7 the association must respond to any additional inquiry or inquiries
8 in the subsequent 30-day period, or periods, as applicable. Nothing
9 in this section precludes an apartment owner from asking more than
10 one question as part of a single inquiry.

11 (4) This section expires January 1, 2028.

12 NEW SECTION. **Sec. 3.** A new section is added to chapter 64.34
13 RCW to read as follows:

14 (1) When a unit owner or the unit owner's authorized agent files
15 a written inquiry by certified mail with an association regarding one
16 or more topics related to either association governance or
17 operations, or both, the association must respond, in the form of a
18 record, to the unit owner or the unit owner's authorized agent within
19 30 days after receipt of the inquiry. The association must either
20 give a substantive response to the inquirer or notify the inquirer
21 that additional time is reasonably necessary to respond, such as when
22 a legal opinion or other third-party professional opinion has been
23 requested. For the purposes of this section, a "substantive response"
24 includes, but is not limited to, a factual explanation, reference to
25 governing documents, statement of current association practices, or
26 other responsive information reasonably available to the association.
27 An association is not required to obtain a legal opinion or other
28 third-party professional opinion in order to provide a substantive
29 response unless reasonably necessary to address the inquiry.

30 (2) In any action or proceeding arising out of an inquiry subject
31 to this section including, but not limited to, any litigation,
32 mediation, arbitration, or administrative proceedings, the prevailing
33 party is entitled to recover its reasonable attorneys' fees and
34 costs.

35 (3) The association may adopt reasonable rules and regulations
36 regarding the frequency and manner of responding to inquiries, one of
37 which may be that the association is only obligated to respond to one
38 written inquiry per unit in any 30-day period. In such a case, the
39 association must respond to any additional inquiry or inquiries in

1 the subsequent 30-day period, or periods, as applicable. Nothing in
2 this section precludes a unit owner from asking more than one
3 question as part of a single inquiry.

4 (4) This section expires January 1, 2028.

5 NEW SECTION. **Sec. 4.** A new section is added to chapter 64.38
6 RCW to read as follows:

7 (1) When an owner or the owner's authorized agent files a written
8 inquiry by certified mail with a homeowners' association regarding
9 one or more topics related to either association governance or
10 operations, or both, the association must respond, in the form of a
11 record, to the owner or the owner's authorized agent within 30 days
12 after receipt of the inquiry. The association must either give a
13 substantive response to the inquirer or notify the inquirer that
14 additional time is reasonably necessary to respond, such as when a
15 legal opinion or other third-party professional opinion has been
16 requested. For the purposes of this section, a "substantive response"
17 includes, but is not limited to, a factual explanation, reference to
18 governing documents, statement of current association practices, or
19 other responsive information reasonably available to the association.
20 An association is not required to obtain a legal opinion or other
21 third-party professional opinion in order to provide a substantive
22 response unless reasonably necessary to address the inquiry.

23 (2) In any action or proceeding arising out of an inquiry subject
24 to this section including, but not limited to, any litigation,
25 mediation, arbitration, or administrative proceedings, the prevailing
26 party is entitled to recover its reasonable attorneys' fees and
27 costs.

28 (3) The association may adopt reasonable rules and regulations
29 regarding the frequency and manner of responding to inquiries, one of
30 which may be that the association is only obligated to respond to one
31 written inquiry per lot in any 30-day period. In such a case, the
32 association must respond to any additional inquiry or inquiries in
33 the subsequent 30-day period, or periods, as applicable. Nothing in
34 this section precludes an owner from asking more than one question as
35 part of a single inquiry.

36 (4) This section expires January 1, 2028.

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