
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 a legal opinion or other third-party opinion has been requested.

17 (2) If a legal opinion or other third-party opinion is requested,
18 the association must provide the inquirer with a substantive
19 response, in the form of a record, within 60 days after receipt of
20 the inquiry.

1 (3) An association's failure to provide a substantive response to
2 an inquiry as provided in this section precludes the association from
3 recovering attorneys' fees and costs in any subsequent dispute
4 arising out of the inquiry including, but not limited to, any
5 litigation or mediation, arbitration, or administrative proceedings.

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

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

16 (1) When an apartment owner or the apartment owner's authorized
17 agent files a written inquiry by certified mail with an association
18 of apartment owners regarding one or more topics related to either
19 association governance or operations, or both, the association must
20 respond, in the form of a record, to the apartment owner or the
21 apartment owner's authorized agent within 30 days after receipt of
22 the inquiry. The association must either give a substantive response
23 to the inquirer or notify the inquirer that a legal opinion or other
24 third-party opinion has been requested.

25 (2) If a legal opinion or other third-party opinion is requested,
26 the association must provide the inquirer with a substantive
27 response, in the form of a record, within 60 days after receipt of
28 the inquiry.

29 (3) An association's failure to provide a substantive response to
30 an inquiry as provided in this section precludes the association from
31 recovering attorneys' fees and costs in any subsequent dispute
32 arising out of the inquiry including, but not limited to, any
33 litigation or mediation, arbitration, or administrative proceedings.

34 (4) The association may adopt reasonable rules and regulations
35 regarding the frequency and manner of responding to inquiries, one of
36 which may be that the association is only obligated to respond to one
37 written inquiry per apartment in any 30-day period. In such a case,
38 the association must respond to any additional inquiry or inquiries
39 in the subsequent 30-day period, or periods, as applicable. Nothing

1 in this section precludes an apartment owner from asking more than
2 one question as part of a single inquiry.

3 (5) This section expires January 1, 2028.

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

6 (1) When a unit owner or the unit owner's authorized agent files
7 a written inquiry by certified mail with an association regarding one
8 or more topics related to either association governance or
9 operations, or both, the association must respond, in the form of a
10 record, to the unit owner or the unit owner's authorized agent within
11 30 days after receipt of the inquiry. The association must either
12 give a substantive response to the inquirer or notify the inquirer
13 that a legal opinion or other third-party opinion has been requested.

14 (2) If a legal opinion or other third-party opinion is requested,
15 the association must provide the inquirer with a substantive
16 response, in the form of a record, within 60 days after receipt of
17 the inquiry.

18 (3) An association's failure to provide a substantive response to
19 an inquiry as provided in this section precludes the association from
20 recovering attorneys' fees and costs in any subsequent dispute
21 arising out of the inquiry including, but not limited to, any
22 litigation or mediation, arbitration, or administrative proceedings.

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

31 (5) This section expires January 1, 2028.

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

34 (1) When an owner or the owner's authorized agent files a written
35 inquiry by certified mail with a homeowners' association regarding
36 one or more topics related to either association governance or
37 operations, or both, the association must respond, in the form of a
38 record, to the owner or the owner's authorized agent within 30 days

1 after receipt of the inquiry. The association must either give a
2 substantive response to the inquirer or notify the inquirer that a
3 legal opinion or other third-party opinion has been requested.

4 (2) If a legal opinion or other third-party opinion is requested,
5 the association must provide the inquirer with a substantive
6 response, in the form of a record, within 60 days after receipt of
7 the inquiry.

8 (3) An association's failure to provide a substantive response to
9 an inquiry as provided in this section precludes the association from
10 recovering attorneys' fees and costs in any subsequent dispute
11 arising out of the inquiry including, but not limited to, any
12 litigation or mediation, arbitration, or administrative proceedings.

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

21 (5) This section expires January 1, 2028.

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