

CERTIFICATION OF ENROLLMENT

ENGROSSED HOUSE BILL 1501

69th Legislature
2026 Regular Session

Passed by the House March 9, 2026
Yeas 58 Nays 37

**Speaker of the House of
Representatives**

Passed by the Senate February 26,
2026
Yeas 33 Nays 15

President of the Senate

Approved

Governor of the State of Washington

CERTIFICATE

I, Bernard Dean, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **ENGROSSED HOUSE BILL 1501** as passed by the House of Representatives and the Senate on the dates hereon set forth.

Chief Clerk

FILED

**Secretary of State
State of Washington**

ENGROSSED HOUSE BILL 1501

AS AMENDED BY THE SENATE

Passed Legislature - 2026 Regular Session

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 30-day response deadline
15 may be extended to allow:

16 (a) For the inquiry to be reviewed by the board at the next
17 regularly scheduled board meeting, provided such meetings are
18 scheduled at least monthly;

19 (b) For 30 additional days to respond to a complex inquiry;

20 (c) Time for the board to seek a legal or other third-party
21 opinion when one is required for an adequate response.

1 Notwithstanding any other provision of this chapter, an association
2 must treat its costs related to obtaining a discretionary legal
3 and/or third-party professional opinion as a common expense and may
4 not specially assess those costs on any unit.

5 (2) The association must either give a substantive response to
6 the inquirer or notify the inquirer that additional time is
7 reasonably necessary to respond, such as when a legal opinion or
8 other third-party professional opinion has been requested. For the
9 purposes of this section, a "substantive response" includes, but is
10 not limited to, a factual explanation, reference to governing
11 documents, reference to association records already available for
12 inspection by owners, statement of current association practices, or
13 other responsive information reasonably available to the association.
14 An association is not required to obtain a legal opinion or other
15 third-party professional opinion in order to provide a substantive
16 response unless reasonably necessary to address the inquiry.

17 (3) In any action or proceeding arising out of an inquiry subject
18 to this section including, but not limited to, any litigation,
19 mediation, arbitration, or administrative proceedings, the prevailing
20 party is entitled to recover its reasonable attorneys' fees and
21 costs.

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

30 (5) Nothing in this section is intended to override other
31 provisions of this chapter including, but not limited to, RCW
32 64.90.495.

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

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

1 apartment owner's authorized agent within 30 days after receipt of
2 the inquiry. The 30-day response deadline may be extended to allow:

3 (a) For the inquiry to be reviewed by the board of directors at
4 the next regularly scheduled board meeting, provided such meetings
5 are scheduled at least monthly;

6 (b) For 30 additional days to respond to a complex inquiry;

7 (c) Time for the board of directors to seek a legal or other
8 third-party opinion when one is required for an adequate response.
9 Notwithstanding any other provision of this chapter, an association
10 must treat its costs related to obtaining a discretionary legal
11 and/or third-party professional opinion as a common expense and may
12 not specially assess those costs on any unit.

13 (2) The association of apartment owners must either give a
14 substantive response to the inquirer or notify the inquirer that
15 additional time is reasonably necessary to respond, such as when a
16 legal opinion or other third-party professional opinion has been
17 requested. For the purposes of this section, a "substantive response"
18 includes, but is not limited to, a factual explanation, reference to
19 governing documents, reference to association records already
20 available for inspection by owners, statement of current association
21 practices, or other responsive information reasonably available to
22 the association. An association is not required to obtain a legal
23 opinion or other third-party professional opinion in order to provide
24 a substantive response unless reasonably necessary to address the
25 inquiry.

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

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

1 (5) Nothing in this section is intended to override other
2 provisions of this chapter including, but not limited to, RCW
3 64.32.170.

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

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

7 (1) When a unit owner or the unit owner's authorized agent files
8 a written inquiry by certified mail with an association regarding one
9 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 unit owner or the unit owner's authorized agent within
12 30 days after receipt of the inquiry. The 30-day response deadline
13 may be extended to allow:

14 (a) For the inquiry to be reviewed by the board of directors at
15 the next regularly scheduled board meeting, provided such meetings
16 are scheduled at least monthly;

17 (b) For 30 additional days to respond to a complex inquiry;

18 (c) Time for the board of directors to seek a legal or other
19 third-party opinion when one is required for an adequate response.
20 Notwithstanding any other provision of this chapter, an association
21 must treat its costs related to obtaining a discretionary legal
22 and/or third-party professional opinion as a common expense and may
23 not specially assess those costs on any unit.

24 (2) The association must either give a substantive response to
25 the inquirer or notify the inquirer that additional time is
26 reasonably necessary to respond, such as when a legal opinion or
27 other third-party professional opinion has been requested. For the
28 purposes of this section, a "substantive response" includes, but is
29 not limited to, a factual explanation, reference to governing
30 documents, reference to association records already available for
31 inspection by owners, statement of current association practices, or
32 other responsive information reasonably available to the association.
33 An association is not required to obtain a legal opinion or other
34 third-party professional opinion in order to provide a substantive
35 response unless reasonably necessary to address the inquiry.

36 (3) 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 (4) 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 unit in any 30-day period. In such a case, the
7 association must respond to any additional inquiry or inquiries in
8 the subsequent 30-day period, or periods, as applicable. Nothing in
9 this section precludes a unit owner from asking more than one
10 question as part of a single inquiry.

11 (5) Nothing in this section is intended to override other
12 provisions of this chapter including, but not limited to, RCW
13 64.34.372.

14 (6) This section expires January 1, 2028.

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

17 (1) When an owner or the owner's authorized agent files a written
18 inquiry by certified mail with an association regarding one or more
19 topics related to either association governance or operations, or
20 both, the association must respond, in the form of a record, to the
21 owner or the owner's authorized agent within 30 days after receipt of
22 the inquiry. The 30-day response deadline may be extended to allow:

23 (a) For the inquiry to be reviewed by the board at the next
24 regularly scheduled board meeting, provided such meetings are
25 scheduled at least monthly;

26 (b) For 30 additional days to respond to a complex inquiry;

27 (c) Time for the board to seek a legal or other third-party
28 opinion when one is required for an adequate response.
29 Notwithstanding any other provision of this chapter, an association
30 must treat its costs related to obtaining a discretionary legal
31 and/or third-party professional opinion as a common expense and may
32 not specially assess those costs on any unit.

33 (2) The association must either give a substantive response to
34 the inquirer or notify the inquirer that additional time is
35 reasonably necessary to respond, such as when a legal opinion or
36 other third-party professional opinion has been requested. For the
37 purposes of this section, a "substantive response" includes, but is
38 not limited to, a factual explanation, reference to governing
39 documents, reference to association records already available for

1 inspection by owners, statement of current association practices, or
2 other responsive information reasonably available to the association.
3 An association is not required to obtain a legal opinion or other
4 third-party professional opinion in order to provide a substantive
5 response unless reasonably necessary to address the inquiry.

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

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

19 (5) Nothing in this section is intended to override other
20 provisions of this chapter including, but not limited to, RCW
21 64.38.045.

22 (6) This section expires January 1, 2028.

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