

---

**SENATE BILL 5472**

---

**State of Washington**

**69th Legislature**

**2025 Regular Session**

**By** Senators Wagoner and Warnick

Read first time 01/23/25. Referred to Committee on Law & Justice.

1 AN ACT Relating to farm holdings; and amending RCW 64.16.005.

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

3 **Sec. 1.** RCW 64.16.005 and 2012 c 117 s 195 are each amended to  
4 read as follows:

5 ((Any)) (1) Except as provided in subsection (2) of this section,  
6 any alien may acquire and hold lands, or any right thereto, or  
7 interest therein, by purchase, devise, or descent; and he or she may  
8 convey, mortgage, and devise the same, and if he or she shall die  
9 intestate, the same shall descend to his or her heirs, and in all  
10 cases such lands shall be held, conveyed, mortgaged, or devised, or  
11 shall descend in like manner and with like effect as if such alien  
12 were a native citizen of this state or of the United States.

13 (2)(a) On or after August 1, 2025, nonresident aliens, or their  
14 agents, trustees, or fiduciaries are prohibited from directly  
15 acquiring any interest in agricultural, forest, or mineral land  
16 unless the original country of citizenship allows citizens of the  
17 United States to own agricultural real property. This section does  
18 not apply to United States citizens who simultaneously maintain  
19 citizenship in a foreign country.

20 (b) The restrictions on alien land ownership contained in (a) of  
21 this subsection do not apply to:

1       (i) Land that may be acquired by devise, inheritance, as security  
2 for indebtedness, by process of law in collection of debts, or by any  
3 procedure for the enforcement of a lien or claim thereon, whether  
4 created by mortgage or otherwise. Land acquired in the collection of  
5 debts or by the enforcement of a lien or claim must be disposed of  
6 within three years of acquiring ownership; or

7       (ii) Citizens or subjects of a foreign country whose rights to  
8 hold land are secured by treaty or citizens or subjects of a foreign  
9 country that allows citizens of the United States to own land within  
10 its borders.

11       (c) This prohibition does not apply to agricultural land  
12 associated with food processing facilities.

--- END ---