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**SENATE BILL 5573**

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**State of Washington**

**69th Legislature**

**2025 Regular Session**

**By** Senators Chapman, Salomon, Harris, and J. Wilson

Read first time 01/29/25. Referred to Committee on Local Government.

1 AN ACT Relating to electric security alarm systems; adding a new  
2 section to chapter 35.21 RCW; adding a new section to chapter 35A.21  
3 RCW; adding a new section to chapter 36.01 RCW; and creating a new  
4 section.

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

6 NEW SECTION. **Sec. 1.** The legislature finds that recent changes  
7 in alarm system technology can be beneficial for protecting property  
8 owners from ongoing theft and may help to minimize the demand on  
9 local government policing and judicial resources. The legislature  
10 further finds that state and local codes may not currently regulate  
11 electric security alarm systems, and that, in such cases, the  
12 application of a statewide standard for installation of such systems  
13 would be beneficial to industrial and commercial property owners  
14 statewide. It is, therefore, the intent of the legislature to  
15 establish a statewide standard for the installation and operation of  
16 electric security alarm systems in circumstances in which local  
17 governments have not provided alternative regulations.

18 NEW SECTION. **Sec. 2.** A new section is added to chapter 35.21  
19 RCW to read as follows:

1 (1) Cities and towns that have not adopted an ordinance, land use  
2 regulation, or local code related to the regulation of electric  
3 security alarm systems shall allow electric security alarm systems  
4 consistent with the following:

5 (a) Electric security alarm systems may not be considered a fence  
6 and may not be regulated by fence codes which do not reference and  
7 regulate electric security alarm systems;

8 (b) Electric security alarm systems must be allowed on any  
9 allowed or legally nonconforming outdoor storage property. This does  
10 not apply to properties zoned for mixed-use that are not an outdoor  
11 storage property as defined in this section;

12 (c) The installation of electric security alarm systems must meet  
13 the following requirements:

14 (i) Be powered by an energizer that is driven by a battery of no  
15 more than 12 volts of direct current and that does not produce an  
16 electric charge on contact that exceeds energizer characteristics set  
17 forth in IEC 60335-2-76, as of January 1, 2025;

18 (ii) Be marked with conspicuous warning signs that are located on  
19 the system at not more than 30-foot intervals that read "Warning:  
20 Electric Fence.";

21 (iii) Be 10 feet in height, or two feet higher than the perimeter  
22 barrier, fence, or wall, whichever is greater; and

23 (iv) Include a device that enables first responders to deactivate  
24 the electric security alarm system in response to an emergency, if  
25 utilized by a city and town;

26 (d) A minimum five-foot-tall perimeter barrier, fence, or wall  
27 must be located around the exterior of the electric security alarm  
28 system. If the perimeter barrier is an existing fence or wall, the  
29 fence or wall must have been installed in compliance with the fence  
30 code at the time of installation. The city or town may require a  
31 permit for the installation of a new perimeter fence or wall and  
32 require a new perimeter fence or wall be consistent with the local  
33 fence code. The city or town may not require any additional  
34 conditions or improvements appurtenant to the installation of an  
35 electric security alarm system;

36 (e) The city or town may require an alarm system operator license  
37 or permit in the same manner as is required for any other security  
38 alarm; and

39 (f) Nothing in this section limits the ability of a city or town  
40 to otherwise regulate outdoor storage properties.

1 (2) A city or town that has, whether before or after the  
2 effective date of this section, adopted an ordinance, land use  
3 regulation, or local code that regulates or prohibits electric  
4 security alarm systems is not subject to subsection (1) of this  
5 section.

6 (a) If a city or town adopts an ordinance, land use regulation,  
7 or local code that regulates or prohibits electric security alarm  
8 systems after the effective date of this section, the city or town  
9 shall include "electric security alarm" in the title of the ordinance  
10 and shall hold two public hearings on the regulation prior to final  
11 adoption.

12 (b) Any system installed prior to the effective date of an  
13 ordinance adopted in (a) of this subsection may continue to operate  
14 if it complies with the requirements in subsection (1) of this  
15 section.

16 (3) For the purposes of this section:

17 (a) "Electric security alarm system" means an outdoor alarm  
18 system that connects a wire structure to an alarm system and  
19 transmits a signal intended to detect and alert the property owner of  
20 an intrusion by utilizing an electric charge.

21 (b) "Outdoor storage property" means an industrial,  
22 manufacturing, or other commercial property, regardless of zoning  
23 designation, that is legally authorized to store, park, service,  
24 sell, or rent vehicles, vessels, aircraft, equipment, materials,  
25 cargo, freight, or utility infrastructure within an outdoor lot or  
26 yard that is surrounded by a nonelectric perimeter fence or wall.

27 NEW SECTION. **Sec. 3.** A new section is added to chapter 35A.21  
28 RCW to read as follows:

29 (1) Code cities that have not adopted an ordinance, land use  
30 regulation, or local code related to the regulation of electric  
31 security alarm systems shall allow electric security alarm systems  
32 consistent with the following:

33 (a) Electric security alarm systems may not be considered a fence  
34 and may not be regulated by fence codes which do not reference and  
35 regulate electric security alarm systems;

36 (b) Electric security alarm systems must be allowed on any  
37 allowed or legally nonconforming outdoor storage property. This does  
38 not apply to properties zoned for mixed-use that are not an outdoor  
39 storage property as defined in this section;

1 (c) The installation of electric security alarm systems must meet  
2 the following requirements:

3 (i) Be powered by an energizer that is driven by a battery of no  
4 more than 12 volts of direct current and that does not produce an  
5 electric charge on contact that exceeds energizer characteristics set  
6 forth in IEC 60335-2-76, as of January 1, 2025;

7 (ii) Be marked with conspicuous warning signs that are located on  
8 the system at not more than 30-foot intervals that read "Warning:  
9 Electric Fence.";

10 (iii) Be 10 feet in height, or two feet higher than the perimeter  
11 barrier, fence, or wall, whichever is greater; and

12 (iv) Include a device that enables first responders to deactivate  
13 the electric security alarm system in response to an emergency, if  
14 utilized by a code city;

15 (d) A minimum five-foot-tall perimeter barrier, fence, or wall  
16 must be located around the exterior of the electric security alarm  
17 system. If the perimeter barrier is an existing fence or wall, the  
18 fence or wall must have been installed in compliance with the fence  
19 code at the time of installation. The code city may require a permit  
20 for the installation of a new perimeter fence or wall and require a  
21 new perimeter fence or wall be consistent with the local fence code.  
22 The code city may not require any additional conditions or  
23 improvements appurtenant to the installation of an electric security  
24 alarm system;

25 (e) The code city may require an alarm system operator license or  
26 permit in the same manner as is required for any other security  
27 alarm; and

28 (f) Nothing in this section limits the ability of a code city to  
29 otherwise regulate outdoor storage properties.

30 (2) A code city that has, whether before or after the effective  
31 date of this section, adopted an ordinance, land use regulation, or  
32 local code that regulates or prohibits electric security alarm  
33 systems is not subject to subsection (1) of this section.

34 (a) If a code city adopts an ordinance, land use regulation, or  
35 local code that regulates or prohibits electric security alarm  
36 systems after the effective date of this section, the city shall  
37 include "electric security alarm" in the title of the ordinance and  
38 shall hold two public hearings on the regulation prior to final  
39 adoption.

1 (b) Any system installed prior to the effective date of an  
2 ordinance adopted in (a) of this subsection may continue to operate  
3 if it complies with the requirements in subsection (1) of this  
4 section.

5 (3) For the purposes of this section:

6 (a) "Electric security alarm system" means an outdoor alarm  
7 system that connects a wire structure to an alarm system and  
8 transmits a signal intended to detect and alert the property owner of  
9 an intrusion by utilizing an electric charge.

10 (b) "Outdoor storage property" means an industrial,  
11 manufacturing, or other commercial property, regardless of zoning  
12 designation, that is legally authorized to store, park, service,  
13 sell, or rent vehicles, vessels, aircraft, equipment, materials,  
14 cargo, freight, or utility infrastructure within an outdoor lot or  
15 yard that is surrounded by a nonelectric perimeter fence or wall.

16 NEW SECTION. **Sec. 4.** A new section is added to chapter 36.01  
17 RCW to read as follows:

18 (1) Counties that have not adopted an ordinance, land use  
19 regulation, or local code related to the regulation of electric  
20 security alarm systems shall allow electric security alarm systems  
21 consistent with the following:

22 (a) Electric security alarm systems may not be considered a fence  
23 and may not be regulated by fence codes which do not reference and  
24 regulate electric security alarm systems;

25 (b) Electric security alarm systems must be allowed on any  
26 allowed or legally nonconforming outdoor storage property. This does  
27 not apply to properties zoned for mixed-use that are not an outdoor  
28 storage property as defined in this section;

29 (c) The installation of electric security alarm systems must meet  
30 the following requirements:

31 (i) Be powered by an energizer that is driven by a battery of no  
32 more than 12 volts of direct current and that does not produce an  
33 electric charge on contact that exceeds energizer characteristics set  
34 forth in IEC 60335-2-76, as of January 1, 2025;

35 (ii) Be marked with conspicuous warning signs that are located on  
36 the system at not more than 30-foot intervals that read "Warning:  
37 Electric Fence.";

38 (iii) Be 10 feet in height, or two feet higher than the perimeter  
39 barrier, fence, or wall, whichever is greater; and

1 (iv) Include a device that enables first responders to deactivate  
2 the electric security alarm system in response to an emergency, if  
3 utilized by a county;

4 (d) A minimum five-foot-tall perimeter barrier, fence, or wall  
5 must be located around the exterior of the electric security alarm  
6 system. If the perimeter barrier is an existing fence or wall, the  
7 fence or wall must have been installed in compliance with the fence  
8 code at the time of installation. The county may require a permit for  
9 the installation of a new perimeter fence or wall and require a new  
10 perimeter fence or wall be consistent with the local fence code. The  
11 county may not require any additional conditions or improvements  
12 appurtenant to the installation of an electric security alarm system;

13 (e) The county may require an alarm system operator license or  
14 permit in the same manner as is required for any other security  
15 alarm; and

16 (f) Nothing in this section limits the ability of a county to  
17 otherwise regulate outdoor storage properties.

18 (2) A county that has, whether before or after the effective date  
19 of this section, adopted an ordinance, land use regulation, or local  
20 code that regulates or prohibits electric security alarm systems is  
21 not subject to subsection (1) of this section.

22 (a) If a county adopts an ordinance, land use regulation, or  
23 local code that regulates or prohibits electric security alarm  
24 systems after the effective date of this section, the county shall  
25 include "electric security alarm" in the title of the ordinance and  
26 shall hold two public hearings on the regulation prior to final  
27 adoption.

28 (b) Any system installed prior to the effective date of an  
29 ordinance adopted in (a) of this subsection may continue to operate  
30 if it complies with the requirements in subsection (1) of this  
31 section.

32 (3) For the purposes of this section:

33 (a) "Electric security alarm system" means an outdoor alarm  
34 system that connects a wire structure to an alarm system and  
35 transmits a signal intended to detect and alert the property owner of  
36 an intrusion by utilizing an electric charge.

37 (b) "Outdoor storage property" means an industrial,  
38 manufacturing, or other commercial property, regardless of zoning  
39 designation, that is legally authorized to store, park, service,  
40 sell, or rent vehicles, vessels, aircraft, equipment, materials,

1 cargo, freight, or utility infrastructure within an outdoor lot or  
2 yard that is surrounded by a nonelectric perimeter fence or wall.  
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