
SUBSTITUTE SENATE BILL 6054

State of Washington

69th Legislature

2026 Regular Session

By Senate Housing (originally sponsored by Senators Hunt, Orwall, and Shewmake)

READ FIRST TIME 01/29/26.

1 AN ACT Relating to unreasonable restrictions on wildfire home
2 hardening practices in common interest communities; adding a new
3 section to chapter 64.38 RCW; adding a new section to chapter 64.34
4 RCW; adding a new section to chapter 64.90 RCW; and providing
5 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 64.38
8 RCW to read as follows:

9 (1) The governing documents may not prohibit the installation,
10 use, or maintenance of fire-hardened building materials so long as
11 the fire-hardened building material meets applicable health and
12 safety standards and requirements imposed by state and local
13 permitting authorities.

14 (2) The governing documents may include reasonable rules
15 regarding the design, dimensions, placement, or exterior appearance
16 of fire-hardened building materials, provided that such rules:

17 (a) Do not prohibit the installation, use, or maintenance of
18 fire-hardened building materials;

19 (b) Do not render the use of the fire-hardened building materials
20 infeasible; and

21 (c) Allow for one or more reasonable options that:

1 (i) Meet applicable wildfire-resistant standards; and

2 (ii) Do not significantly increase the cost of the fire-hardened
3 building materials.

4 (3) Nothing in this subsection confers upon a property owner the
5 right to construct or place fire-hardened building materials on
6 property that is:

7 (a) Owned by another person;

8 (b) Leased, except with permission of the lessor; or

9 (c) A common area of the association.

10 (4) This section applies retroactively to a governing document in
11 effect on the effective date of this section. A provision in a
12 governing document in effect on the effective date of this section
13 that is inconsistent with this section is void and unenforceable.

14 (5) The definitions in this subsection apply throughout this
15 section unless the context clearly requires otherwise.

16 (a) "Fire-hardened building materials" means materials that meet:

17 (i) The criteria of ignition-resistant construction set forth in
18 sections 504 through 506 of the most recent version of the
19 International Wildland Urban Interface Code;

20 (ii) The criteria for construction in wildland areas set forth in
21 the most recent version of the NFPA standard 1140, "standard for
22 wildland fire protection," and the criteria for reducing structure
23 ignition hazards from wildland fire set forth in the most recent
24 version of the NFPA standard 1144, "reducing structure ignitions from
25 wildland fire"; or

26 (iii) The requirements for a wildfire-prepared home established
27 by the IBHS.

28 (b) "IBHS" means the insurance institute for business and home
29 safety or its successor organization.

30 (c) "NFPA" means the national fire protection association or its
31 successor organization.

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

33 NEW SECTION. **Sec. 2.** A new section is added to chapter 64.34
34 RCW to read as follows:

35 (1) The governing documents may not prohibit the installation,
36 use, or maintenance of fire-hardened building materials so long as
37 the fire-hardened building material meets applicable health and
38 safety standards and requirements imposed by state and local
39 permitting authorities.

1 (2) The governing documents may include reasonable rules
2 regarding the design, dimensions, placement, or exterior appearance
3 of fire-hardened building materials, provided that such rules:

4 (a) Do not prohibit the installation, use, or maintenance of
5 fire-hardened building materials;

6 (b) Do not render the use of the fire-hardened building materials
7 infeasible; and

8 (c) Allow for one or more reasonable options that:

9 (i) Meet applicable wildfire-resistant standards; and

10 (ii) Do not significantly increase the cost of the fire-hardened
11 building materials.

12 (3) Nothing in this subsection confers upon a property owner the
13 right to construct or place fire-hardened building materials on
14 property that is:

15 (a) Owned by another person;

16 (b) Leased, except with permission of the lessor; or

17 (c) A common element of the association.

18 (4) This section applies retroactively to a governing document in
19 effect on the effective date of this section. A provision in a
20 governing document in effect on the effective date of this section
21 that is inconsistent with this section is void and unenforceable.

22 (5) The definitions in this subsection apply throughout this
23 section unless the context clearly requires otherwise.

24 (a) "Fire-hardened building materials" means materials that meet:

25 (i) The criteria of ignition-resistant construction set forth in
26 sections 504 through 506 of the most recent version of the
27 International Wildland Urban Interface Code;

28 (ii) The criteria for construction in wildland areas set forth in
29 the most recent version of the NFPA standard 1140, "standard for
30 wildland fire protection," and the criteria for reducing structure
31 ignition hazards from wildland fire set forth in the most recent
32 version of the NFPA standard 1144, "reducing structure ignitions from
33 wildland fire"; or

34 (iii) The requirements for a wildfire-prepared home established
35 by the IBHS.

36 (b) "IBHS" means the insurance institute for business and home
37 safety or its successor organization.

38 (c) "NFPA" means the national fire protection association or its
39 successor organization.

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

1 NEW SECTION. **Sec. 3.** A new section is added to chapter 64.90

2 RCW to read as follows:

3 (1) The governing documents may not prohibit the installation,
4 use, or maintenance of fire-hardened building materials so long as
5 the fire-hardened building material meets applicable health and
6 safety standards and requirements imposed by state and local
7 permitting authorities.

8 (2) The governing documents may include reasonable rules
9 regarding the design, dimensions, placement, or exterior appearance
10 of fire-hardened building materials, provided that such rules:

11 (a) Do not prohibit the installation, use, or maintenance of
12 fire-hardened building materials;

13 (b) Do not render the use of the fire-hardened building materials
14 infeasible; and

15 (c) Allow for one or more reasonable options that:

16 (i) Meet applicable wildfire-resistant standards; and

17 (ii) Do not significantly increase the cost of the fire-hardened
18 building materials.

19 (3) Nothing in this subsection confers upon a property owner the
20 right to construct or place fire-hardened building materials on
21 property that is:

22 (a) Owned by another person;

23 (b) Leased, except with permission of the lessor; or

24 (c) A common element of a common interest community.

25 (4) This section applies retroactively to a governing document in
26 effect on the effective date of this section. A provision in a
27 governing document in effect on the effective date of this section
28 that is inconsistent with this section is void and unenforceable.

29 (5) The definitions in this subsection apply throughout this
30 section unless the context clearly requires otherwise.

31 (a) "Fire-hardened building materials" means materials that meet:

32 (i) The criteria of ignition-resistant construction set forth in
33 sections 504 through 506 of the most recent version of the
34 International Wildland Urban Interface Code;

35 (ii) The criteria for construction in wildland areas set forth in
36 the most recent version of the NFPA standard 1140, "standard for
37 wildland fire protection," and the criteria for reducing structure
38 ignition hazards from wildland fire set forth in the most recent
39 version of the NFPA standard 1144, "reducing structure ignitions from
40 wildland fire"; or

1 (iii) The requirements for a wildfire-prepared home established
2 by the IBHS.

3 (b) "IBHS" means the insurance institute for business and home
4 safety or its successor organization.

5 (c) "NFPA" means the national fire protection association or its
6 successor organization.

--- **END** ---