
SENATE BILL 6054

State of Washington

69th Legislature

2026 Regular Session

By Senators Hunt, Orwall, and Shewmake

Prefiled 01/09/26. Read first time 01/12/26. Referred to Committee on Housing.

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, so long as the rules do not
17 render the use of the materials infeasible or increase the cost of
18 the materials by more than 10 percent compared to other fire-hardened
19 materials.

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

4 (a) Owned by another person;

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

6 (c) A common area of the association.

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

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

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

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

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

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

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

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

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

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

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

37 (2) The governing documents may include reasonable rules
38 regarding the design, dimensions, placement, or exterior appearance
39 of fire-hardened building materials, so long as the rules do not

1 render the use of the materials infeasible or increase the cost of
2 the materials by more than 10 percent compared to other fire-hardened
3 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 element 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. 3.** A new section is added to chapter 64.90
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, so long as the rules do not
4 render the use of the materials infeasible or increase the cost of
5 the materials by more than 10 percent compared to other fire-hardened
6 materials.

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

10 (a) Owned by another person;

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

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

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

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

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

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

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

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

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

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

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