

CERTIFICATION OF ENROLLMENT

SUBSTITUTE SENATE BILL 6054

69th Legislature
2026 Regular Session

Passed by the Senate March 10, 2026
Yeas 47 Nays 0

President of the Senate

Passed by the House March 3, 2026
Yeas 87 Nays 5

**Speaker of the House of
Representatives**

Approved

Governor of the State of Washington

CERTIFICATE

I, Sarah Bannister, Secretary of the Senate of the State of Washington, do hereby certify that the attached is **SUBSTITUTE SENATE BILL 6054** as passed by the Senate and the House of Representatives on the dates hereon set forth.

Secretary

FILED

**Secretary of State
State of Washington**

SUBSTITUTE SENATE BILL 6054

AS AMENDED BY THE HOUSE

Passed Legislature - 2026 Regular Session

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 one or more of the following criteria:

18 (i) The criteria for construction in wildland areas set forth in
19 the most recent version of the International Wildland Urban Interface
20 Code, or other code or standard enforced by the local jurisdiction;

21 (ii) The criteria for construction in wildland areas set forth in
22 the most recent version of the NFPA standard 1140, "standard for
23 wildland fire protection"; or

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

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

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

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

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

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

26 (i) The criteria for construction in wildland areas set forth in
27 the most recent version of the International Wildland Urban Interface
28 Code, or other code or standard enforced by the local jurisdiction;

29 (ii) The criteria for construction in wildland areas set forth in
30 the most recent version of the NFPA standard 1140, "standard for
31 wildland fire protection"; or

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

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

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

38 (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 one or more of the following criteria:

33 (i) The criteria for construction in wildland areas set forth in
34 the most recent version of the International Wildland Urban Interface
35 Code, or other code or standard enforced by the local jurisdiction;

36 (ii) The criteria for construction in wildland areas set forth in
37 the most recent version of the NFPA standard 1140, "standard for
38 wildland fire protection"; or

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

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

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

--- **END** ---