

CERTIFICATION OF ENROLLMENT

**ENGROSSED HOUSE BILL 1501**

Chapter 128, Laws of 2026

69th Legislature  
2026 Regular Session

COMMON INTEREST COMMUNITIES—OWNER INQUIRIES TO ASSOCIATIONS

EFFECTIVE DATE: June 11, 2026

Passed by the House March 9, 2026  
Yeas 58 Nays 37

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LAURIE JINKINS

**Speaker of the House of  
Representatives**

Passed by the Senate February 26,  
2026  
Yeas 33 Nays 15

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DENNY HECK

**President of the Senate**

Approved March 23, 2026 10:06 AM

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BOB FERGUSON

**Governor of the State of Washington**

CERTIFICATE

I, Bernard Dean, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **ENGROSSED HOUSE BILL 1501** as passed by the House of Representatives and the Senate on the dates hereon set forth.

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BERNARD DEAN

**Chief Clerk**

FILED

March 23, 2026

**Secretary of State  
State of Washington**

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**ENGROSSED HOUSE BILL 1501**

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AS AMENDED BY THE SENATE

Passed Legislature - 2026 Regular Session

**State of Washington**                      **69th Legislature**                      **2025 Regular Session**

**By** Representatives Reed, Entenman, Gregerson, Peterson, Fosse, Farivar, Doglio, Alvarado, Hill, Berry, Lekanoff, Simmons, Ormsby, and Macri

Read first time 01/22/25. Referred to Committee on Housing.

1            AN ACT Relating to inquiries into association governance or  
2 operations by unit owners in common interest communities; adding a  
3 new section to chapter 64.90 RCW; adding a new section to chapter  
4 64.32 RCW; adding a new section to chapter 64.34 RCW; adding a new  
5 section to chapter 64.38 RCW; and providing 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 64.90  
8 RCW to read as follows:

9            (1) When a unit owner or the unit owner's authorized agent files  
10 a written inquiry by certified mail with an association regarding one  
11 or more topics related to either association governance or  
12 operations, or both, the association must respond, in the form of a  
13 record, to the unit owner or the unit owner's authorized agent within  
14 30 days after receipt of the inquiry. The 30-day response deadline  
15 may be extended to allow:

16            (a) For the inquiry to be reviewed by the board at the next  
17 regularly scheduled board meeting, provided such meetings are  
18 scheduled at least monthly;

19            (b) For 30 additional days to respond to a complex inquiry;

20            (c) Time for the board to seek a legal or other third-party  
21 opinion when one is required for an adequate response.

1 Notwithstanding any other provision of this chapter, an association  
2 must treat its costs related to obtaining a discretionary legal  
3 and/or third-party professional opinion as a common expense and may  
4 not specially assess those costs on any unit.

5 (2) The association must either give a substantive response to  
6 the inquirer or notify the inquirer that additional time is  
7 reasonably necessary to respond, such as when a legal opinion or  
8 other third-party professional opinion has been requested. For the  
9 purposes of this section, a "substantive response" includes, but is  
10 not limited to, a factual explanation, reference to governing  
11 documents, reference to association records already available for  
12 inspection by owners, statement of current association practices, or  
13 other responsive information reasonably available to the association.  
14 An association is not required to obtain a legal opinion or other  
15 third-party professional opinion in order to provide a substantive  
16 response unless reasonably necessary to address the inquiry.

17 (3) In any action or proceeding arising out of an inquiry subject  
18 to this section including, but not limited to, any litigation,  
19 mediation, arbitration, or administrative proceedings, the prevailing  
20 party is entitled to recover its reasonable attorneys' fees and  
21 costs.

22 (4) The association may adopt reasonable rules and regulations  
23 regarding the frequency and manner of responding to inquiries, one of  
24 which may be that the association is only obligated to respond to one  
25 written inquiry per unit in any 30-day period. In such a case, the  
26 association must respond to any additional inquiry or inquiries in  
27 the subsequent 30-day period, or periods, as applicable. Nothing in  
28 this section precludes a unit owner from asking more than one  
29 question as part of a single inquiry.

30 (5) Nothing in this section is intended to override other  
31 provisions of this chapter including, but not limited to, RCW  
32 64.90.495.

33 NEW SECTION. **Sec. 2.** A new section is added to chapter 64.32  
34 RCW to read as follows:

35 (1) When an apartment owner or the apartment owner's authorized  
36 agent files a written inquiry by certified mail with an association  
37 of apartment owners regarding one or more topics related to either  
38 association governance or operations, or both, the association must  
39 respond, in the form of a record, to the apartment owner or the

1 apartment owner's authorized agent within 30 days after receipt of  
2 the inquiry. The 30-day response deadline may be extended to allow:

3 (a) For the inquiry to be reviewed by the board of directors at  
4 the next regularly scheduled board meeting, provided such meetings  
5 are scheduled at least monthly;

6 (b) For 30 additional days to respond to a complex inquiry;

7 (c) Time for the board of directors to seek a legal or other  
8 third-party opinion when one is required for an adequate response.  
9 Notwithstanding any other provision of this chapter, an association  
10 must treat its costs related to obtaining a discretionary legal  
11 and/or third-party professional opinion as a common expense and may  
12 not specially assess those costs on any unit.

13 (2) The association of apartment owners must either give a  
14 substantive response to the inquirer or notify the inquirer that  
15 additional time is reasonably necessary to respond, such as when a  
16 legal opinion or other third-party professional opinion has been  
17 requested. For the purposes of this section, a "substantive response"  
18 includes, but is not limited to, a factual explanation, reference to  
19 governing documents, reference to association records already  
20 available for inspection by owners, statement of current association  
21 practices, or other responsive information reasonably available to  
22 the association. An association is not required to obtain a legal  
23 opinion or other third-party professional opinion in order to provide  
24 a substantive response unless reasonably necessary to address the  
25 inquiry.

26 (3) In any action or proceeding arising out of an inquiry subject  
27 to this section including, but not limited to, any litigation,  
28 mediation, arbitration, or administrative proceedings, the prevailing  
29 party is entitled to recover its reasonable attorneys' fees and  
30 costs.

31 (4) The association of apartment owners may adopt reasonable  
32 rules and regulations regarding the frequency and manner of  
33 responding to inquiries, one of which may be that the association is  
34 only obligated to respond to one written inquiry per apartment in any  
35 30-day period. In such a case, the association must respond to any  
36 additional inquiry or inquiries in the subsequent 30-day period, or  
37 periods, as applicable. Nothing in this section precludes an  
38 apartment owner from asking more than one question as part of a  
39 single inquiry.

1 (5) Nothing in this section is intended to override other  
2 provisions of this chapter including, but not limited to, RCW  
3 64.32.170.

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

5 NEW SECTION. **Sec. 3.** A new section is added to chapter 64.34  
6 RCW to read as follows:

7 (1) When a unit owner or the unit owner's authorized agent files  
8 a written inquiry by certified mail with an association regarding one  
9 or more topics related to either association governance or  
10 operations, or both, the association must respond, in the form of a  
11 record, to the unit owner or the unit owner's authorized agent within  
12 30 days after receipt of the inquiry. The 30-day response deadline  
13 may be extended to allow:

14 (a) For the inquiry to be reviewed by the board of directors at  
15 the next regularly scheduled board meeting, provided such meetings  
16 are scheduled at least monthly;

17 (b) For 30 additional days to respond to a complex inquiry;

18 (c) Time for the board of directors to seek a legal or other  
19 third-party opinion when one is required for an adequate response.  
20 Notwithstanding any other provision of this chapter, an association  
21 must treat its costs related to obtaining a discretionary legal  
22 and/or third-party professional opinion as a common expense and may  
23 not specially assess those costs on any unit.

24 (2) The association must either give a substantive response to  
25 the inquirer or notify the inquirer that additional time is  
26 reasonably necessary to respond, such as when a legal opinion or  
27 other third-party professional opinion has been requested. For the  
28 purposes of this section, a "substantive response" includes, but is  
29 not limited to, a factual explanation, reference to governing  
30 documents, reference to association records already available for  
31 inspection by owners, statement of current association practices, or  
32 other responsive information reasonably available to the association.  
33 An association is not required to obtain a legal opinion or other  
34 third-party professional opinion in order to provide a substantive  
35 response unless reasonably necessary to address the inquiry.

36 (3) In any action or proceeding arising out of an inquiry subject  
37 to this section including, but not limited to, any litigation,  
38 mediation, arbitration, or administrative proceedings, the prevailing

1 party is entitled to recover its reasonable attorneys' fees and  
2 costs.

3 (4) The association may adopt reasonable rules and regulations  
4 regarding the frequency and manner of responding to inquiries, one of  
5 which may be that the association is only obligated to respond to one  
6 written inquiry per unit in any 30-day period. In such a case, the  
7 association must respond to any additional inquiry or inquiries in  
8 the subsequent 30-day period, or periods, as applicable. Nothing in  
9 this section precludes a unit owner from asking more than one  
10 question as part of a single inquiry.

11 (5) Nothing in this section is intended to override other  
12 provisions of this chapter including, but not limited to, RCW  
13 64.34.372.

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

15 NEW SECTION. **Sec. 4.** A new section is added to chapter 64.38  
16 RCW to read as follows:

17 (1) When an owner or the owner's authorized agent files a written  
18 inquiry by certified mail with an association regarding one or more  
19 topics related to either association governance or operations, or  
20 both, the association must respond, in the form of a record, to the  
21 owner or the owner's authorized agent within 30 days after receipt of  
22 the inquiry. The 30-day response deadline may be extended to allow:

23 (a) For the inquiry to be reviewed by the board at the next  
24 regularly scheduled board meeting, provided such meetings are  
25 scheduled at least monthly;

26 (b) For 30 additional days to respond to a complex inquiry;

27 (c) Time for the board to seek a legal or other third-party  
28 opinion when one is required for an adequate response.  
29 Notwithstanding any other provision of this chapter, an association  
30 must treat its costs related to obtaining a discretionary legal  
31 and/or third-party professional opinion as a common expense and may  
32 not specially assess those costs on any unit.

33 (2) The association must either give a substantive response to  
34 the inquirer or notify the inquirer that additional time is  
35 reasonably necessary to respond, such as when a legal opinion or  
36 other third-party professional opinion has been requested. For the  
37 purposes of this section, a "substantive response" includes, but is  
38 not limited to, a factual explanation, reference to governing  
39 documents, reference to association records already available for

1 inspection by owners, statement of current association practices, or  
2 other responsive information reasonably available to the association.  
3 An association is not required to obtain a legal opinion or other  
4 third-party professional opinion in order to provide a substantive  
5 response unless reasonably necessary to address the inquiry.

6 (3) In any action or proceeding arising out of an inquiry subject  
7 to this section including, but not limited to, any litigation,  
8 mediation, arbitration, or administrative proceedings, the prevailing  
9 party is entitled to recover its reasonable attorneys' fees and  
10 costs.

11 (4) The association may adopt reasonable rules and regulations  
12 regarding the frequency and manner of responding to inquiries, one of  
13 which may be that the association is only obligated to respond to one  
14 written inquiry per lot in any 30-day period. In such a case, the  
15 association must respond to any additional inquiry or inquiries in  
16 the subsequent 30-day period, or periods, as applicable. Nothing in  
17 this section precludes an owner from asking more than one question as  
18 part of a single inquiry.

19 (5) Nothing in this section is intended to override other  
20 provisions of this chapter including, but not limited to, RCW  
21 64.38.045.

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

Passed by the House March 9, 2026.

Passed by the Senate February 26, 2026.

Approved by the Governor March 23, 2026.

Filed in Office of Secretary of State March 23, 2026.

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