

CERTIFICATION OF ENROLLMENT

**SUBSTITUTE SENATE BILL 6054**

Chapter 180, Laws of 2026

69th Legislature  
2026 Regular Session

COMMON INTEREST COMMUNITIES—FIRE-HARDENED BUILDING MATERIALS

EFFECTIVE DATE: June 11, 2026

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

DENNY HECK

**President of the Senate**

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

LAURIE JINKINS

**Speaker of the House of  
Representatives**

Approved March 24, 2026 10:39 AM

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.

SARAH BANNISTER

**Secretary**

FILED

March 25, 2026

BOB FERGUSON

**Governor of the State of Washington**

**Secretary of State  
State of Washington**

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**SUBSTITUTE SENATE BILL 6054**

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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.

Passed by the Senate March 10, 2026.

Passed by the House March 3, 2026.

Approved by the Governor March 24, 2026.

Filed in Office of Secretary of State March 25, 2026.

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