

**Chapter 64.34 RCW
CONDOMINIUM ACT**

Sections

ARTICLE 1
GENERAL PROVISIONS

- 64.34.005 Findings—Intent—2004 c 201.
- 64.34.010 Applicability.
- 64.34.020 Definitions.
- 64.34.030 Variation by agreement.
- 64.34.040 Separate interests—Taxation.
- 64.34.050 Local ordinances, regulations, and building codes—
Applicability.
- 64.34.060 Condemnation.
- 64.34.070 Law applicable—General principles.
- 64.34.073 Application of chapter 64.55 RCW.
- 64.34.076 Application to common interest communities.
- 64.34.080 Contracts—Unconscionability.
- 64.34.090 Obligation of good faith.
- 64.34.100 Remedies liberally administered.
- 64.34.110 New declaration minimum density.
- 64.34.120 New declaration—Accessory dwelling units.

ARTICLE 2
CREATION, ALTERATION, AND TERMINATION OF CONDOMINIUMS

- 64.34.200 Creation of condominium.
- 64.34.202 Reservation of condominium name.
- 64.34.204 Unit boundaries.
- 64.34.208 Declaration and bylaws—Construction and validity.
- 64.34.212 Description of units.
- 64.34.216 Contents of declaration.
- 64.34.220 Leasehold condominiums.
- 64.34.224 Common element interests, votes, and expenses—Allocation.
- 64.34.228 Limited common elements.
- 64.34.232 Survey maps and plans.
- 64.34.236 Development rights.
- 64.34.240 Alterations of units.
- 64.34.244 Relocation of boundaries—Adjoining units.
- 64.34.248 Subdivision of units.
- 64.34.252 Monuments as boundaries.
- 64.34.256 Use by declarant.
- 64.34.260 Easement rights—Common elements.
- 64.34.264 Amendment of declaration.
- 64.34.268 Termination of condominium.
- 64.34.272 Rights of secured lenders.
- 64.34.276 Master associations.
- 64.34.278 Delegation of power to subassociations.
- 64.34.280 Merger or consolidation.

ARTICLE 3
MANAGEMENT OF CONDOMINIUM

- 64.34.300 Unit owners' association—Organization.
- 64.34.304 Unit owners' association—Powers.
- 64.34.308 Board of directors and officers.
- 64.34.312 Control of association—Transfer.

- 64.34.316 Special declarant rights—Transfer.
- 64.34.320 Contracts and leases—Declarant—Termination.
- 64.34.324 Bylaws.
- 64.34.328 Upkeep of condominium.
- 64.34.332 Meetings.
- 64.34.336 Quorums.
- 64.34.340 Voting—In person, absentee ballots, proxies.
- 64.34.344 Tort and contract liability.
- 64.34.348 Common elements—Conveyance—Encumbrance.
- 64.34.352 Insurance.
- 64.34.354 Insurance—Conveyance.
- 64.34.356 Surplus funds.
- 64.34.360 Common expenses—Assessments.
- 64.34.364 Lien for assessments—Notice of delinquency—Second notice.
- 64.34.368 Liens—General provisions.
- 64.34.372 Association records—Funds—Requirements for retaining.
- 64.34.376 Association as trustee.
- 64.34.380 Reserve account—Reserve study—Annual update.
- 64.34.382 Reserve study—Contents.
- 64.34.384 Reserve account—Withdrawals.
- 64.34.386 Reserve study—Demand by owners—Study not timely prepared.
- 64.34.388 Reserve study—Decision making.
- 64.34.390 Reserve study—Reserve account—Immunity from liability.
- 64.34.392 Reserve account and study—Exemption—Disclosure.
- 64.34.393 Heat pumps.
- 64.34.394 Installation of drought resistant landscaping or wildfire ignition resistant landscaping.
- 64.34.395 Electric vehicle charging stations.
- 64.34.396 Notice.
- 64.34.397 Tenant screening.
- 64.34.398 Licensed family home child care or licensed child day care center—Regulations—Liability.
- 64.34.399 Occupancy limits.

ARTICLE 4
PROTECTION OF CONDOMINIUM PURCHASERS

- 64.34.400 Applicability—Waiver.
- 64.34.405 Public offering statement—Requirements—Liability.
- 64.34.410 Public offering statement—General provisions.
- 64.34.415 Public offering statement—Conversion condominiums.
- 64.34.417 Public offering statement—Use of single disclosure document.
- 64.34.418 Public offering statement—Contract of sale—Restriction on interest conveyed.
- 64.34.420 Purchaser's right to cancel.
- 64.34.425 Resale of unit.
- 64.34.430 Escrow of deposits.
- 64.34.435 Release of liens—Conveyance.
- 64.34.440 Conversion condominiums—Notice—Tenants—Relocation assistance.
- 64.34.442 Conversion condominium projects—Report.
- 64.34.443 Express warranties of quality.
- 64.34.445 Implied warranties of quality—Breach.

- 64.34.450 Implied warranties of quality—Exclusion—Modification—Disclaimer—Express written warranty.
- 64.34.452 Warranties of quality—Breach—Actions for construction defect claims.
- 64.34.455 Effect of violations on rights of action—Attorney's fees.
- 64.34.460 Labeling of promotional material.
- 64.34.465 Improvements—Declarant's duties.
- 64.34.470 Conversion condominium notice.

ARTICLE 5
MISCELLANEOUS

- 64.34.900 Short title.
- 64.34.910 Section captions.
- 64.34.930 Effective date—1989 c 43.
- 64.34.931 Effective date—2004 c 201 ss 1-13.
- 64.34.940 Construction against implicit repeal.
- 64.34.950 Uniformity of application and construction.

Condominiums created prior to July 1, 1990: Chapter 64.32 RCW.