

HOUSE BILL REPORT

SB 5075

*As Reported By House Committee on:
Judiciary*

Title: An act relating to review of the Washington condominium act.

Brief Description: Creating a committee to study the Washington condominium act.

Sponsor(s): Senators Nelson, Talmadge, von Reichbauer, Erwin and Skratek.

Brief History:

Reported by House Committee on:
Judiciary, April 2, 1991, DPA.

**HOUSE COMMITTEE ON
JUDICIARY**

Majority Report: *Do pass as amended.* Signed by 17 members: Representatives Appelwick, Chair; Ludwig, Vice Chair; Padden, Ranking Minority Member; Paris, Assistant Ranking Minority Member; Belcher; Broback; Hargrove; Inslee; R. Meyers; Mielke; H. Myers; Riley; Scott; D. Sommers; Tate; Vance; and Wineberry.

Staff: Susan Kirkpatrick (786-7192).

Background: In 1987, the Legislature created a statutory committee, the Condominium Task Force, to update the former statute governing the creation of condominiums, the Horizontal Property Regimes Act, in accordance with the Uniform Condominium Act. The task force consisted of representatives of condominium associations, developers, mortgage bankers, title companies, realtors, consumers, attorneys, and county assessors. The Washington Condominium Act, drafted by the Condominium Task Force, was enacted in 1989 and went into effect on July 1, 1990.

Summary of Amended Bill: A statutory committee is created to review the Washington Condominium Act, draft recommended revisions to the act, and prepare appropriate revisions to the Official Comments to the act. The committee will consist of representatives from: the majority and minority parties of the Senate, the majority and minority parties of the House of Representatives, the Condominium Act Revision

Committee of the Washington State Bar Association, the Washington Land Title Association, the Washington Association of Realtors, the Washington Chapter of the Community Associations Institute, the Home Builders Association of Washington State, the Washington Association of County Officials, as well as one member appointed by the Institute for Real Estate Management who has lived in a condominium for at least the five years prior to the appointment and has served on a condominium association board, and two members appointed by the governor.

The committee is required to report to the Legislature by March 1, 1991.

Amended Bill Compared to Original Bill: An additional member is appointed by the Institute for Real Estate Management. That member must have lived in a condominium for at least the last five years prior to the appointment and must have served on a condominium association board.

Fiscal Note: Not requested.

Effective Date of Amended Bill: The bill contains an emergency clause and takes effect immediately.

Testimony For: Original Bill: We need a task force on a continuing basis to review significant issues regarding condominiums that have developed over the last several years. The original task force met informally before session and considered a number of amendments, but decided to wait until after this session and the reorganization of the task force to look at possible amendments.

Testimony Against: None.

Witnesses: Senator Nelson, prime sponsor (in favor of original bill).