

# HOUSE BILL REPORT

## HB 2010

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As Reported By House Committee On:  
Trade, Economic Development & Housing

**Title:** An act relating to powers of a condominium unit owners' association.

**Brief Description:** Allowing condominium associations to participate in parking and business improvement areas.

**Sponsors:** Representatives J. Kohl, Wineberry, G. Cole and Holm.

**Brief History:**

Reported by House Committee on:  
Trade, Economic Development & Housing, March 3, 1993, DP.

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### HOUSE COMMITTEE ON TRADE, ECONOMIC DEVELOPMENT & HOUSING

**Majority Report:** Do pass. Signed by 14 members: Representatives Wineberry, Chair; Shin, Vice Chair; Forner, Ranking Minority Member; Chandler, Assistant Ranking Minority Member; Campbell; Casada; Conway; Morris; Quall; Schoesler; Sheldon; Springer; Valle; and Wood.

**Staff:** Kenny Pittman (786-7392).

**Background:** Under state law, all counties, cities, and towns may create parking and business improvement areas that are designed to aid general economic development and to facilitate merchant and business cooperation which assist trade. The activities in a parking and business improvement area are financed through a special assessment that is imposed on businesses in the area.

Many of the parking and business improvement areas contain multifamily residential housing developments. It is felt that the activities financed through the special assessment benefits businesses as well as residents of the area.

**Summary of Bill:** The Washington Condominium Act is amended to allow condominium associations to participate in parking and business improvement areas. Condominium associations may: (1) join in the initial petition for establishment of a parking and business improvement area; (2) participate in any board or advisory board established by the local government for the operation of the parking and business

improvement area; and (3) pay special assessments imposed by the local government for activities and projects that benefit the condominium.

**Fiscal Note:** Not requested.

**Effective Date:** Ninety days after adjournment of session in which bill is passed.

**Testimony For:** Condominiums are located in parking and business improvement areas. The residents benefit from the activities and should pay for their share. This legislation would allow the residents to authorize the association to represent them in the management of the improvement area

**Testimony Against:** None.

**Witnesses:** Representative Kohl, prime sponsor (Pro); Jan Drago, Downtown Seattle Association (Pro); and Michael O'Connell, citizen (Pro).