
SENATE CONCURRENT RESOLUTION 8423

State of Washington

59th Legislature

2006 Regular Session

By Senator Fairley

Read first time . Referred to .

1 NOW, THEREFORE, BE IT RESOLVED, By the Senate of the State of
2 Washington, the House of Representatives concurring, That:

3 (1) The homeowners' association act committee is created. The
4 purpose of the committee is to review the homeowners' association act,
5 chapter 64.38 RCW, the uniform common interest ownership act, and
6 current issues concerning homeowners' associations as defined in RCW
7 64.38.010 including, without limitation, the method and manner of
8 amending restrictive covenants, voting, alternative dispute resolution
9 mechanisms, communications between homeowners' association boards and
10 association members, the budget ratification process, potential
11 conflicts between the homeowners' association act and other laws that
12 may be applicable to the organizational form of the association, and
13 the need for reforms regarding the process, in which liens are placed
14 on property for unpaid association dues against a new seller for a
15 previous owner's delinquencies, as well as a review of the required
16 disclosures on the sale of real property within a homeowners'
17 association.

18 (2) The committee shall consist of the following ten members:

19 (a) One member of the Senate appointed by the President of the
20 Senate;

1 (b) One member of the House of Representatives appointed by the
2 Speaker of the House of Representatives;

3 (c) The following six members appointed by the governor:

4 (i) A representative of the Washington state chapter of the
5 community associations institute;

6 (ii) A representative of the Washington homeowners' coalition;

7 (iii) A representative of the residential development industry;

8 (iv) A lawyer experienced in representing the interests of
9 homeowners' associations in their dealings with homeowners;

10 (v) A lawyer experienced in representing the interests of
11 homeowners in their dealings with the boards of homeowners'
12 associations; and

13 (vi) A person, who shall serve as the chair of the committee, who
14 has expertise in homeowners' association law; and

15 (d) The following two members appointed by the governor upon
16 recommendation of the chair of the senate financial institutions,
17 housing and consumer protection committee, and the chair of the house
18 judiciary committee: Two constituents who are members of a homeowners'
19 association and who are not serving on a homeowners' association board.

20 (3) Legislative members of the committee shall be reimbursed for
21 travel expenses in accordance with RCW 44.04.120.

22 (4) The committee shall examine the issues referenced in subsection
23 (1) and whether any changes should be made to the homeowners'
24 association act. The committee shall deliver a report of its findings
25 and conclusions and any proposed implementing legislation to the
26 appropriate committees of the Senate and House of Representatives by
27 September 1, 2007.

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