

SB 6745 - S AMD to S AMD (S-5482.3/08) **85**
By Senator Roach

WITHDRAWN 2/18/2008

1 On page 16, following line 2, insert the following:

2 "NEW SECTION. **Sec. 18.** A new section is added to chapter 64.38
3 RCW to read as follows:

4 (1) A homeowners' association may be dissolved by an affirmative
5 vote of sixty percent of the owners in the association in accordance
6 with this section.

7 (2) If a request for dissolution is made in writing to the board by
8 owners having at least twenty percent of votes in the association, the
9 secretary of other officers specified in the bylaws shall cause notice
10 of such proposal to be hand-delivered or sent prepaid by first-class
11 United States mail to the mailing address of each owner in the
12 association. The notice shall state the time and place of a meeting to
13 vote on the proposal. The meeting shall not be held less than one
14 hundred and eighty days prior to such notice being mailed. Owners may
15 vote in person or by proxy.

16 (3) This section supersedes any provisions of a declaration or
17 governing documents which either prohibit dissolution or establish a
18 threshold to dissolve in excess of that set forth in this section. A
19 declaration or governing document which allow for dissolution of an
20 association with a vote less than required under this section are
21 permitted."

22 Renumber the sections consecutively and correct any internal
23 references accordingly.

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EFFECT: Permits a homeowners' association to be dissolved upon the
affirmative vote of sixty percent of homeowners in the association.
Requires 180 days notice to homeowners prior to such a vote.