

SB 5044 - DIGEST

Amends RCW 4.16.310 to modify the statute of limitations on real property claims.

Declares that this act does not apply to a cause of action for a structural defect in the construction of a residence.

Provides that, for the purposes of this act, "structural defect" means any defect in the load-bearing portions of a residence that adversely affects its load-bearing function to the extent that the residence becomes or is in serious danger of becoming unsafe, unsanitary, or otherwise is not reasonably safely habitable. "Structural defect" also includes damage due to subsidence, expansion, or lateral movement of soil that has been disturbed or relocated by the builder.

Does not include damage to a residence caused by movement of the soil: (1) Resulting from a flood or earthquake; or
(2) For which compensation has been provided.