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## Judiciary Committee

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### HB 1370

**Title:** An act relating to the notice requirement for homeowners' associations meetings.

**Brief Description:** Concerning notice requirements for homeowners' associations meetings.

**Sponsors:** Representative Seaquist.

<p style="text-align: center;"><b>Brief Summary of Bill</b></p> <ul style="list-style-type: none"><li>• Allows notices regarding homeowners' association meetings to be provided via electronic transmission, unless the homeowner provides a written request not to receive electronic notices.</li></ul>
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**Hearing Date:** 1/30/13

**Staff:** Cece Clynch (786-7195).

**Background:**

A homeowners' association (association) is a legal entity with membership comprised of the owners of residential real property located within a development or other specified area. An association typically arises from restrictive covenants recorded by a developer against property in a subdivision. A board of directors, elected by the members, manages the association. In general, the purpose of an association is to manage and maintain a subdivision's common areas and structures, to review design, and to maintain architectural control.

Associations must hold annual meetings, and special meetings may be called. Advance notice of meetings must be provided to each owner. A notice may be sent by first-class mail or hand delivered to an owner's mailing address or other address designated in writing.

**Summary of Bill:**

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*This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not a part of the legislation nor does it constitute a statement of legislative intent.*

In addition to hand delivery and first class mail, meeting notices may be sent by electronic transmission to a location specified in writing by an owner. An owner may elect not to receive notices by electronic transmission by providing a written request delivered to the association's secretary or other officer specified in the bylaws.

**Appropriation:** None.

**Fiscal Note:** Not requested.

**Effective Date:** The bill takes effect 90 days after adjournment of the session in which the bill is passed.