

SSB 5796 - S AMD 518

By Senator L. Wilson

NOT ADOPTED 02/02/2024

1 Strike everything after the enacting clause and insert the
2 following:

3 "NEW SECTION. **Sec. 1.** (1) The office of the attorney general
4 shall convene a work group to make recommendations to the legislature
5 regarding the effects of retroactively applying chapter 64.90 RCW to
6 all common interest communities. The work group must consist of the
7 following members:

8 (a) One member from each of the two largest caucuses of the
9 senate, appointed by the president of the senate;

10 (b) One member from each of the two largest caucuses of the house
11 of representatives, appointed by the speaker of the house of
12 representatives;

13 (c) A representative from the Washington state chapter of the
14 community associations institute;

15 (d) A representative from Washington realtors;

16 (e) A representative from the Washington state bar association;

17 (f) One representative from a common interest community with less
18 than 50 units;

19 (g) One representative from a common interest community with 50
20 or more units but less than 100 units;

21 (h) One representative from a common interest community with 100
22 or more units, but less than 500 units;

23 (i) One representative from a common interest community with 500
24 or more units;

25 (j) One representative from a common interest community subject
26 to chapter 64.32 RCW;

27 (k) One representative from a common interest community subject
28 to chapter 64.34 RCW;

29 (l) One representative from a common interest community subject
30 to chapter 64.38 RCW; and

31 (m) One representative from a common interest community subject
32 to chapter 64.90 RCW.

1 (2) The duties of the work group include, but are not limited to:
2 (a) Researching the administrative costs and financial
3 implications of updating governing documents to conform with chapter
4 64.90 RCW;
5 (b) Researching the impacts of managing entities on common
6 interest communities;
7 (c) Researching the effects of resale certificates on real estate
8 transactions in common interest communities;
9 (d) Comparing association responsibilities and liabilities under
10 chapters 64.32, 64.34, 64.38, and 64.90 RCW; and
11 (e) Making recommendations on the retroactive application of
12 chapter 64.90 RCW to all common interest communities.
13 (3) By December 1, 2025, the work group shall report its findings
14 and recommendations to the appropriate committees of the
15 legislature."

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16 On page 1, line 1 of the title, after "communities;" strike the
17 remainder of the title and insert "and creating a new section."

EFFECT: Strikes the entire bill. Requires the office of the attorney general to convene a work group to study the effects of retroactively applying the Washington Uniform Common Interest Ownership Act to all common interest communities. Describes the members and duties of the work group.

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