
SUBSTITUTE HOUSE BILL 1081

State of Washington

69th Legislature

2025 Regular Session

By House Consumer Protection & Business (originally sponsored by Representatives Donaghy, Connors, Ryu, Taylor, Fosse, Kloba, and Reeves)

READ FIRST TIME 02/21/25.

1 AN ACT Relating to establishing consumer protections for owners
2 of solicited real estate; and adding a new chapter to Title 61 RCW.

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

4 NEW SECTION. **Sec. 1.** (1) For real estate transactions executed
5 on or after January 1, 2026, in which a potential buyer or someone
6 representing a potential buyer actively solicits the purchase of real
7 property through public advertising or written, electronic, or in-
8 person contact with an owner of real property that is not currently
9 publicly available or listed on the real estate market for purchase,
10 the owner of the solicited real property shall, upon execution of a
11 purchase contract between the potential buyer and the owner of the
12 solicited real property:

13 (a) Have the right to an appraisal of the real property by an
14 appraiser licensed in accordance with chapter 18.140 RCW, which right
15 shall be expressly included in the purchase contract between the
16 potential buyer and the owner of the solicited real property; and

17 (b) Have the right to cancel the purchase contract without
18 penalty or further obligation subject to subsection (2) of this
19 section.

20 (2)(a) For owners of the solicited real property who wish to
21 exercise their right to an appraisal:

1 (i) The owner has the right to select the appraiser, and the
2 potential buyer is responsible for the expense of the appraisal;

3 (ii) The appraisal must be ordered within three business days
4 after the execution of the purchase contract, and the owner of the
5 solicited real property shall notify the potential buyer of the
6 appraisal; and

7 (iii) The owner of the solicited real property has the right to
8 cancel the purchase contract, without penalty or further obligation,
9 within four business days after the appraisal is received.

10 (b) For owners of solicited real property who do not wish to
11 receive an appraisal, the owner has the right to cancel the purchase
12 contract without penalty or further obligation within 10 business
13 days after execution of the contract.

14 (c) In the event of cancellation, the owner of the solicited real
15 property shall send a notice of cancellation to the buyer by mail,
16 telegram, email, or other means of written communication. Notice of
17 cancellation is considered given when mailed, when filed for
18 telegraphic transmission, when emailed, or, if sent by other means,
19 when delivered to the buyer's designated place of business.

20 (3) The purchase contract for a real estate transaction described
21 in this section must state clearly in at least size 10-point boldface
22 type, and the seller must affirmatively acknowledge in writing, that
23 the seller:

24 (a) Has a right to an appraisal as specified in subsection (2) of
25 this section; and

26 (b) Has a right to cancel the purchase contract without penalty
27 or further obligation in accordance with subsection (2) of this
28 section.

29 (4) This section does not apply to a buyer or seller represented
30 by a real estate broker licensed in accordance with chapter 18.85
31 RCW.

32 (5) Nothing in this chapter affects the rights accruing to any
33 party as set forth in RCW 64.04.220.

34 (6) The legislature finds that the practices covered by this
35 section are matters vitally affecting the public interest for the
36 purpose of applying the consumer protection act, chapter 19.86 RCW. A
37 violation of this section is not reasonable in relation to the
38 development and preservation of business and is an unfair or
39 deceptive act in trade or commerce and an unfair method of

1 competition for the purpose of applying the consumer protection act,
2 chapter 19.86 RCW.

3 NEW SECTION. **Sec. 2.** Section 1 of this act constitutes a new
4 chapter in Title 61 RCW.

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