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**HOUSE BILL 1054**

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**State of Washington**

**68th Legislature**

**2023 Regular Session**

**By** Representative Walen

Prefiled 12/20/22.

1 AN ACT Relating to the authority of owners' associations in  
2 common interest communities to regulate or limit occupancy by  
3 unrelated persons; adding a new section to chapter 64.32 RCW; adding  
4 a new section to chapter 64.34 RCW; adding a new section to chapter  
5 64.38 RCW; and adding a new section to chapter 64.90 RCW.

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

7 NEW SECTION. **Sec. 1.** A new section is added to chapter 64.32  
8 RCW to read as follows:

9 Except for occupancy limits on short-term rentals as defined in  
10 RCW 64.37.010, an association of apartment owners may not adopt or  
11 enforce a restriction, covenant, condition, bylaw, rule, regulation,  
12 provision of a governing document, or master that regulates or limits  
13 the number of unrelated persons that may occupy an apartment.

14 NEW SECTION. **Sec. 2.** A new section is added to chapter 64.34  
15 RCW to read as follows:

16 Except for occupancy limits on short-term rentals as defined in  
17 RCW 64.37.010, a unit owners' association may not adopt or enforce a  
18 restriction, covenant, condition, bylaw, rule, regulation, provision  
19 of a governing document, or master that regulates or limits the  
20 number of unrelated persons that may occupy a unit.

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

3        Except for occupancy limits on short-term rentals as defined in  
4 RCW 64.37.010, a homeowners' association may not adopt or enforce a  
5 restriction, covenant, condition, bylaw, rule, regulation, provision  
6 of a governing document, or master that regulates or limits the  
7 number of unrelated persons that may occupy a lot.

8        NEW SECTION.    **Sec. 4.**    A new section is added to chapter 64.90  
9 RCW to read as follows:

10       Except for occupancy limits on short-term rentals as defined in  
11 RCW 64.37.010, a unit owners association may not adopt or enforce a  
12 restriction, covenant, condition, bylaw, rule, regulation, provision  
13 of a governing document, or master that regulates or limits the  
14 number of unrelated persons that may occupy a unit.

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