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**HOUSE BILL 1054**

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AS AMENDED BY THE SENATE

Passed Legislature - 2024 Regular Session

**State of Washington**                      **68th Legislature**                      **2023 Regular Session**

**By** Representatives Walen, Simmons, Ryu, Bateman, Ramel, Doglio, Macri, Gregerson, Springer, Thai, Kloba, and Donaghy

                    Prefiled 12/20/22.  
Referred to Committee on Housing.

                    Read first time 01/09/23.

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; adding a new section to chapter 64.90 RCW; and providing a  
6 contingent expiration date.

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

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

10           Except for occupancy limits on short-term rentals as defined in  
11 RCW 64.37.010 and any lawful limits on occupant load per square foot  
12 or generally applicable health and safety provisions as established  
13 by applicable building code, city ordinance, or county ordinance, an  
14 association of apartment owners may not adopt or enforce a  
15 restriction, covenant, condition, bylaw, rule, regulation, provision  
16 of a governing document, or master deed provision that regulates or  
17 limits the number of unrelated persons that may occupy an apartment.

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

1 Except for occupancy limits on short-term rentals as defined in  
2 RCW 64.37.010 and any lawful limits on occupant load per square foot  
3 or generally applicable health and safety provisions as established  
4 by applicable building code, city ordinance, or county ordinance, a  
5 unit owners' association may not adopt or enforce a restriction,  
6 covenant, condition, bylaw, rule, regulation, provision of a  
7 governing document, or master deed provision that regulates or limits  
8 the number of unrelated persons that may occupy a unit.

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

11 Except for occupancy limits on short-term rentals as defined in  
12 RCW 64.37.010 and any lawful limits on occupant load per square foot  
13 or generally applicable health and safety provisions as established  
14 by applicable building code, city ordinance, or county ordinance, a  
15 homeowners' association may not adopt or enforce a restriction,  
16 covenant, condition, bylaw, rule, regulation, provision of a  
17 governing document, or master deed provision that regulates or limits  
18 the number of unrelated persons that may occupy a lot.

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

21 Except for occupancy limits on short-term rentals as defined in  
22 RCW 64.37.010 and any lawful limits on occupant load per square foot  
23 or generally applicable health and safety provisions as established  
24 by applicable building code, city ordinance, or county ordinance, a  
25 unit owners association may not adopt or enforce a restriction,  
26 covenant, condition, bylaw, rule, regulation, provision of a  
27 governing document, or master deed provision that regulates or limits  
28 the number of unrelated persons that may occupy a unit.

29 NEW SECTION. **Sec. 5.** If chapter . . . (Engrossed Substitute  
30 Senate Bill No. 5796), Laws of 2024 is enacted by June 30, 2024,  
31 sections 1 through 3 of this act expire January 1, 2028.

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