
SENATE BILL 6147

State of Washington

63rd Legislature

2014 Regular Session

By Senators Honeyford and King

1 AN ACT Relating to reserve studies for certain unit owners'
2 associations; and amending RCW 64.34.380.

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

4 **Sec. 1.** RCW 64.34.380 and 2011 c 189 s 3 are each amended to read
5 as follows:

6 (1) An association is encouraged to establish a reserve account
7 with a financial institution to fund major maintenance, repair, and
8 replacement of common elements, including limited common elements that
9 will require major maintenance, repair, or replacement within thirty
10 years. If the association establishes a reserve account, the account
11 must be in the name of the association. The board of directors is
12 responsible for administering the reserve account.

13 (2) Unless doing so would impose an unreasonable hardship, an
14 association with significant assets shall prepare and update a reserve
15 study, in accordance with the association's governing documents and RCW
16 64.34.224(1). The initial reserve study must be based upon a visual
17 site inspection conducted by a reserve study professional.

18 (3) Unless doing so would impose an unreasonable hardship, the
19 association shall update the reserve study annually. At least every

1 three years, an updated reserve study must be prepared and based upon
2 a visual site inspection conducted by a reserve study professional.
3 After an association has had one reserve study conducted by a reserve
4 study professional, the association is exempt from the requirements of
5 this subsection if: (a) The association has fewer than fifty units;
6 (b) the units in the association are limited to residents fifty-five
7 years of age or older; and (c) all units in the association are owner-
8 occupied.

9 (4) This section and RCW 64.34.382 through 64.34.392 apply to
10 condominiums governed by chapter 64.32 RCW or this chapter and intended
11 in whole or in part for residential purposes. These sections do not
12 apply to condominiums consisting solely of units that are restricted in
13 the declaration to nonresidential use. An association's governing
14 documents may contain stricter requirements.

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