

**RCW 64.90.365 Common interest communities—Exceptions.**

**(Effective until January 1, 2026.)** (1) Except for a plat community or miscellaneous community described in RCW 64.90.360(4) and a nonresidential or mixed-use common interest community described in RCW 64.90.100, the following sections apply to a common interest community created before July 1, 2018, and any inconsistent provisions of \*chapter 58.19, 64.32, 64.34, or 64.38 RCW do not apply:

- (a) RCW 64.90.370;
- (b) RCW 64.90.405(1) (b) and (c);
- (c) RCW 64.90.525;
- (d) RCW 64.90.545; and
- (e) RCW 64.90.010, to the extent necessary to construe this subsection.

(2) Except to the extent provided in this subsection, the sections listed in subsection (1) of this section apply only to events and circumstances occurring on or after July 1, 2018, and do not invalidate existing provisions of the governing documents of those common interest communities existing on July 1, 2018. To protect the public interest, RCW \*\*64.90.095 and 64.90.525 supersede existing provisions of the governing documents of all plat communities and miscellaneous communities previously subject to \*chapter 64.38 RCW.

(3) This section does not apply to a common interest community that becomes subject to this chapter under RCW 64.90.360(1) or by election under RCW 64.90.360(4), 64.90.370(1) (b), or 64.90.100. [2024 c 321 s 508; 2019 c 238 s 204; 2018 c 277 s 117. Formerly RCW 64.90.080.]

**Reviser's note:** \*(1) Chapters 58.19, 64.32, 64.34, and 64.38 RCW were repealed by 2024 c 321, effective January 1, 2028.

\*\* (2) RCW 64.90.095 was recodified as RCW 64.90.370 pursuant to 2024 c 321 s 510.

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- (a) RCW 64.90.370;
- (b) RCW 64.90.405(1) (b) and (c);
- (c) RCW 64.90.445;
- (d) RCW 64.90.480(10);
- (e) RCW 64.90.502;
- (f) RCW 64.90.513;
- (g) RCW 64.90.525;
- (h) RCW 64.90.545;
- (i) RCW 64.90.580; and
- (j) RCW 64.90.010, to the extent necessary to construe this subsection.

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provisions of the governing documents of all plat communities and miscellaneous communities previously subject to \*chapter 64.38 RCW.

(3) This section does not apply to a common interest community that becomes subject to this chapter under RCW 64.90.360(1) or by election under RCW 64.90.360(4), 64.90.370(1)(b), or 64.90.100. [2025 c 119 s 11; 2024 c 321 s 508; 2019 c 238 s 204; 2018 c 277 s 117. Formerly RCW 64.90.080.]

**\*Reviser's note:** Chapters 58.19, 64.32, 64.34, and 64.38 RCW were repealed by 2024 c 321, effective January 1, 2028.

**Effective date—2025 c 119 ss 2-4, 11, 19, 21, 25, and 34:** See note following RCW 64.32.260.