

By Representative Connors

ESSB 5796 - H COMM AMD

By Committee on Housing

1 On page 92, after line 18, insert the following:

2 "Sec. 326. RCW 64.90.600 and 2018 c 277 § 401 are each amended to
3 read as follows:

4 (1) RCW 64.90.605 through 64.90.695 apply to all units subject to
5 this chapter, except as provided in subsections (2) (~~and (3)~~)
6 through (4) of this section.

7 (2) RCW 64.90.605 through 64.90.695 do not apply in the case of:

8 (a) A conveyance by gift, devise, or descent;

9 (b) A conveyance pursuant to court order;

10 (c) A conveyance by a government or governmental agency;

11 (d) A conveyance by foreclosure;

12 (e) A conveyance of all of the units in a common interest
13 community in a single transaction;

14 (f) A conveyance to other than a purchaser;

15 (g) An agreement to convey that may be canceled at any time and
16 for any reason by the purchaser without penalty;

17 (h) A conveyance of a unit restricted to nonresidential uses,
18 except and to the extent otherwise agreed to in writing by the seller
19 and purchaser of that unit.

20 (3) RCW 64.90.665, 64.90.670, 64.90.675, 64.90.680, 64.90.690, and
21 64.90.695 apply only to condominiums created under this chapter, and
22 do not apply to other common interest communities.

23 (4) RCW 64.90.640 does not apply where the purchaser has expressly
24 waived the receipt of a resale certificate and has not waived receipt
25 of the seller disclosure statement under RCW 64.06.010."

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1 Renumber the remaining sections consecutively and correct any
2 internal references accordingly.

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4 Correct the title.

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6 On page 103, line 31, after "64.90.600(2)," insert "or unless the
7 purchaser has expressly waived receipt of the resale certificate under
8 RCW 64.90.600(4) and has not waived receipt of the seller disclosure
9 statement under RCW 64.06.010,"

EFFECT: Allows a purchaser to waive their right to receive a resale certificate under the Washington Uniform Common Interest Ownership Act when purchasing a unit which is part of a common interest community.

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