

REAL ESTATE



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Q | Can you tell me more about the new law that governs common interest communities?

A | The Washington Uniform Common Interest Ownership Act (WUCIOA) went into effect on July 1, 2018 and governs “common interest communities,” including condominiums, cooperatives, and planned communities (such as those with homeowners’ associations), that are created on and after this date. Previously, these types of communities were governed by separate statutes. WUCIOA establishes more uniformity with respect to creation, alteration, and termination of common interest communities; management of the common interest communities; and protection of purchasers.

For example, prior to WUCIOA, only sellers of condominiums needed to provide public offering statements or resale certificates to prospective buyers. Now, these documents must be made available for sales of units in all common interest communities governed by WUCIOA. The law also standardizes the provisions related to the owners’ associations for these communities, including the requirements for annual and special meetings, notices, and financial records.