

Washington HOA Laws: Boards, Records, Assessments and Rentals

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: <https://www.generationadvisory.com/laws/washington-hoa-laws>

Washington has three community association statutes. Newer communities follow the Washington Uniform Common Interest Ownership Act, while many older homeowner associations and condominiums still follow earlier chapters.

Key points

- Communities formed since July 2018 follow the Washington Uniform Common Interest Ownership Act; many older homeowner associations follow RCW 64.38 and older condominiums RCW 64.34.
- Owners may inspect and copy association records at reasonable times after a request.
- Board meetings are generally open to owners, and owners receive advance notice of owner meetings.

Washington at a glance

Rule	Washington	Law
Governing law	Communities formed since July 2018 follow the Washington Uniform Common Interest Ownership Act; many older homeowner associations follow RCW 64.38 and older condominiums RCW 64.34.	RCW 64.90, RCW 64.38 and RCW 64.34
Owner access to records	Owners may inspect and copy association records at reasonable times after a request.	Washington Uniform Common Interest Ownership Act
Board meeting notice	Board meetings are generally open to owners, and owners receive advance notice of owner meetings.	Washington Uniform Common Interest Ownership Act

Mistakes to avoid

- Holding board decisions without the notice owners are entitled to.
- Not keeping records ready for owner requests.
- Fining owners without the notice and hearing steps in the governing documents.
- Enforcing rental rules that are not in the recorded documents.

Verify current law

Laws named in this summary:

- RCW 64.90, RCW 64.38 and RCW 64.34
- Washington Uniform Common Interest Ownership Act

Official sources:

- Revised Code of Washington (Washington State Legislature): <https://app.leg.wa.gov/rcw/>
- Washington State Department of Commerce: HB 1217 landlord resource center: <https://www.commerce.wa.gov/housing-policy/hb1217-landlord-resource-center/>
- Washington Courts: <https://www.courts.wa.gov/>

General information, not legal advice. Check current law and talk to a Washington attorney before you act. Last reviewed October 29, 2026.