

# 2026 HOA Board "Fast-Track" Compliance Guide

## *Key WUCIOA (RCW 64.90) Requirements as of Jan 1, 2026*

**To: Board of Directors From: Alicia Ewbank, Certified Condominium Specialist (CCS)** The 2026 WUCIOA "Phase-In" is now active. To protect the Association from legal challenges and to maintain property values, ensure your Board is following these five critical mandates:

### 1. The New "Open Meeting" Protocol

- **14-Day Notice:** All board meetings (including committee meetings where decisions are made) now require **14 to 50 days' notice** to all owners.
- **Emergency Exception:** Urgent matters (unforeseen leaks, safety hazards) only require **7 days' notice** and must be sent electronically.
- **The 15-Minute Mandate:** Every meeting **MUST** begin with a minimum **15-minute owner comment period** regarding agenda items *before* the Board votes.

### 2. Document Transparency (The "Pre-Read" Rule)

- If a Board Member receives a packet or written material (repair bids, financial reports, etc.) to review before a meeting, **those same materials must be made available to all owners** at the same time. *Note: Executive session materials (legal/privacy) are exempt.*

### 3. Financial Guardrails & Reserve Funds

- **Account Titling:** Reserve funds must be held in an interest-bearing account titled **exclusively in the name of the Association** at a US-regulated financial institution.
- **The No-Fee Option:** The Association must provide at least **one method of paying assessments** (e.g., check, ACH) that carries **zero convenience fees** for the owner.

### 4. Modern Owner Rights (EVs & Heat Pumps)

- The Board may no longer "unreasonably withhold" approval for the installation of **EV Charging Stations** or **Energy-Efficient Heat Pumps**.
- **Action Required:** Boards should adopt "Reasonable Architectural Standards" now to ensure these installations are safe and uniform.

### 5. Resale Certificate Liability

- Under 2026 rules, if a Resale Certificate is provided late (more than 10 days after request) or contains incorrect data, the **Buyer may cancel the contract** with no penalty, even 5 days after receiving it.

I am always here to help your residents make educated decisions. Feel free to forward my information to your owners who might be looking to sell. I am always happy to sit in on meetings to answer any questions about how the new rules directly effect selling their units.



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