



24 WHEREAS, condominiums typically meet the needs of first time homebuyers as  
25 well as older residents wanting to downsize from single-family homes and are a less  
26 expensive housing option than single family homes; and

27 WHEREAS, the current regulatory and legal environment for condominium  
28 construction in Washington state places significant liability on builders, making it  
29 prohibitively costly (compared to other urban jurisdictions) to bring this housing product  
30 to the southwest Washington market at an affordable price point; and

31 WHEREAS, the Runstad Center for Real Estate Studies at the UW School of the  
32 Built Environment report “Incentivizing Condominium Development in Washington  
33 State: A Market and Legal Analysis,” recommends specific ways to lower the perceived  
34 risk and uncertainty imposed by the Washington State Condominium Act, including  
35 clarifying the nature of a construction defect, incentivizing repairs rather than monetary  
36 damages as a remedy, among others; and

37 WHEREAS, policy changes to the Washington Condominium Act to reduce  
38 builder risk could make condo construction a stronger investment choice for developers,  
39 thereby broadening housing options for the region’s residents and accelerating the  
40 creation of new housing for first time, downsizing, and lower-income home buyers.

41

42 NOW, THEREFORE,

43 BE IT ORDERED AND RESOLVED BY THE CLARK COUNTY COUNCIL,  
44 STATE OF WASHINGTON, AS FOLLOWS:

45 We, the Clark County Council, support changes to the Washington Condominium  
46 Act that will address concerns about excessive litigation risk, and encourage construction  
47 of affordable condominiums while maintaining consumer protections.

ADOPTED on this 9 day of Oct., 2018.

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Attest:

Ira Redline  
Clerk to the Council

CLARK COUNTY COUNCIL  
CLARK COUNTY, WASHINGTON

Marc Boldt  
Marc Boldt, Chair

Approved as to Form Only:

ANTHONY GOLIK  
Prosecuting Attorney

Jeanne E. Stewart, Councilor

By: Emily Sheldrick  
Emily Sheldrick,  
Chief Civil Deputy Prosecuting Attorney

Julie Olson, Councilor

John Blom, Councilor

Eileen Quiring, Councilor

