1 2	RESOLUTION NO. 2018 - 10-03		
3	A RESOLUTION in support of potential action for condominium liability reform		
4	WHEREAS, the southwest Washington region is one of the most appealing,		
5	attractive, and desirable places in the country to live; and		
6	WHEREAS, between 2018 and 2040 Clark County is expected to grow by an		
7	additional 170,000 residents, a 35% increase (WA OFM data);		
8	WHEREAS, Clark County has experienced sustained employment growth since		
9	2010, with exceptionally strong job growth since 2014 resulting in a dramatic surge in the		
10	demand for housing; and		
11	WHEREAS, housing construction has increased substantially after recording a		
12	low in 2011, yet the construction of new housing units is not keeping pace with job		
13	growth and consumer demand and only this year is approaching pre-recession levels of		
14	new housing production; and		
15	WHEREAS, the Washington Growth Management Act (GMA) planning goal for		
16	housing is to encourage the availability of affordable housing to all economic segments		
17	of the population of this state, and to promote a variety of residential densities and		
18	housing types; and		
19	WHEREAS, condominiums represent infill development that promotes GMA		
20	planning goals; and		
21	WHEREAS, meeting the housing needs of diverse households across a range of		
22	income levels is integral to creating a region that is livable and accessible for all		
23	residents, economically prosperous, and environmentally sustainable; and		

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,
14	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 day of	Oct., 2018.	
48 49	Attest:	CLARK COUNTY COUNCIL CLARK COUNTY, WASHINGTON	
50 51	Ira Redling	6/1. 19/1	
52 53	Clerk to the Council	Marc Boldt, Chair	
54			
55	Approved as to Form Only: ANTHONY GOLIK		
56 57	Prosecuting Attorney	Jeanne E. Stewart, Councilor	
58	2.2	beaming D. Stewart, Councilor	
59 60	By: Enuly Sheldrule		
61	Emily Sheldrick,	Julie Olson, Councilor	
62	Chief Civil Deputy Prosecuting Attor	ney	
63 64			
65		John Blom, Councilor	
66	WALL WALL	John Brom, Countries	
67	THEOD.		
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69	ASTITUTION TAGAMENTALINA TAGAM	Eileen Quiring, Councilor	
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