

# COMMON INTEREST COMMUNITIES



Since a revised RCW in 2018, many newly formed Common Interest Communities (CICs) will now require a resale certificate when there is a transfer of ownership. The Washington Uniform Common Interest Ownership Act (WUCIOA) replaced the Condominium Acts, The Homeowner Association Act and the Land Development Act. However, it mainly applies to communities with CC&Rs that were recorded AFTER July 1, 2018.

## WHO DOES IT APPLY TO?

- Newly formed (since 7/1/2018) common interest communities where the association describes both individually owned units and common areas (regardless of whether it's a condo, coop, or looks like a traditional plat).
- Existing associations that "opt in" to the new law by amending their existing CC&Rs that were recorded prior to 7/1/2018

## WHICH CICs ARE EXEMPT?

- Built prior to 7/1/2018 (and have not opted in)
- Built 7/1/2018 or later AND are 12 units or fewer and have \$300 or less in annual HOA dues

## HOW DO YOU KNOW IF THE PROPERTY IS IN A CIC?

- This will be shown on the CC&Rs for the recorded plat
- CC&Rs are hyperlinked within your title commitment

## WHAT DOES IT MEAN IF YOUR LISTING IS PART OF A CIC?

- You'll need to mark YES if your MLS listing input sheet has a field for Common Interest Cmty
- You'll also need to fill out the 22CIC form
- A resale certificate will need to be ordered

If you're unsure if the property is part of a Common Interest Community, please contact your title team. They are happy to help and will be able to verify if it was recorded after July 1, 2018 (or had an amendment since) and how many units are within the community. This will help guide you to whether or not it is considered a CIC.

Connect with CW Title to get answers to all of your title and escrow questions!  
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