

CERTIFICATION OF ENROLLMENT

**ENGROSSED HOUSE BILL 1403**

69th Legislature  
2025 Regular Session

Passed by the House April 17, 2025  
Yeas 93 Nays 2

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**Speaker of the House of  
Representatives**

Passed by the Senate April 8, 2025  
Yeas 47 Nays 1

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**President of the Senate**

Approved

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**Governor of the State of Washington**

CERTIFICATE

I, Bernard Dean, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **ENGROSSED HOUSE BILL 1403** as passed by the House of Representatives and the Senate on the dates hereon set forth.

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**Chief Clerk**

FILED

**Secretary of State  
State of Washington**

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ENGROSSED HOUSE BILL 1403

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AS AMENDED BY THE SENATE

Passed Legislature - 2025 Regular Session

State of Washington

69th Legislature

2025 Regular Session

By Representatives Taylor, Connors, Duerr, Jacobsen, Peterson, Reed, Barkis, Rule, Doglio, Tharinger, Salahuddin, Ormsby, Ryu, Entenman, Street, and Hill

Read first time 01/20/25. Referred to Committee on Civil Rights & Judiciary.

1 AN ACT Relating to increasing homeownership opportunities by  
2 simplifying condominium construction statutes; amending RCW  
3 64.90.670, 64.55.005, 64.55.005, 64.90.675, and 64.55.010; reenacting  
4 and amending RCW 64.55.010; providing an effective date; and  
5 providing an expiration date.

6 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

7 **Sec. 1.** RCW 64.90.670 and 2019 c 238 s 102 are each amended to  
8 read as follows:

9 (1) A declarant and any dealer warrants to a purchaser of a  
10 condominium unit that the unit will be in at least as good condition  
11 at the earlier of the time of the conveyance or delivery of  
12 possession as it was at the time of contracting, except for  
13 reasonable wear and tear and damage by casualty or condemnation.

14 (2) ((A)) (a) If a condominium unit is part of a common interest  
15 community organized under this chapter and created prior to the  
16 effective date of this section, a declarant and any dealer impliedly  
17 warrants to a purchaser of ((a)) the condominium unit that the unit  
18 and the common elements in the condominium are suitable for the  
19 ordinary uses of real estate of its type and that any improvements  
20 made or contracted for by such declarant or dealer will be:

21 ((a)) (i) Free from defective materials;

1       ~~((b))~~ (ii) Constructed in accordance with engineering and  
2 construction standards, including applicable building codes,  
3 generally accepted in the state of Washington at the time of  
4 construction; and

5       ~~((e))~~ (iii) Constructed in a workmanlike manner.

6       (b) If a condominium unit is part of a common interest community  
7 created on or after the effective date of this section, a declarant  
8 and any dealer impliedly warrants to a purchaser of the condominium  
9 unit that the unit and the common elements in the condominium are  
10 suitable for the ordinary uses of real estate of its type and that  
11 any improvements made or contracted for by such declarant or dealer  
12 will be:

13       (i) Free from defective materials;

14       (ii) Constructed in accordance with the plans, specifications  
15 approved by the applicable jurisdiction for the construction of the  
16 condominium, manufacturer installation guidelines, applicable  
17 building codes in effect at the time of permit approval, and any  
18 published industry standards specifically incorporated into the  
19 applicable building codes in effect at the time of permit approval;  
20 and

21       (iii) Constructed in a workmanlike manner. For purposes of this  
22 subsection (2)(b)(iii), "workmanlike manner" means the degree of care  
23 that a reasonably prudent contractor licensed in the state of  
24 Washington would exercise under the same or similar circumstances.

25       (3) A declarant and any dealer warrants to a purchaser of a  
26 condominium unit that may be used for residential use that an  
27 existing use, continuation of which is contemplated by the parties,  
28 does not violate applicable law at the earlier of the time of  
29 conveyance or delivery of possession.

30       (4) Warranties imposed under this section may be excluded or  
31 modified as specified in RCW 64.90.675.

32       (5) For purposes of this section, improvements made or contracted  
33 for by an affiliate of a declarant are made or contracted for by the  
34 declarant.

35       (6) Any conveyance of a condominium unit transfers to the  
36 purchaser all of a declarant's or dealer's implied warranties of  
37 quality.

38       (7)(a) In a proceeding for breach of any of the obligations  
39 arising under this section, the purchaser must show that the alleged  
40 breach has adversely affected or will adversely affect the

1 performance of that portion of the unit or common elements alleged to  
2 be in breach. Nothing in this section limits the ability of a board  
3 to bring claims on behalf of two or more unit owners pursuant to RCW  
4 64.90.405(2)(d).

5 (b) To establish an adverse effect on performance, the purchaser  
6 is required to prove that the alleged breach:

7 (i) Is more than technical;

8 (ii) Is significant to a reasonable person; and

9 (iii) Has caused or will cause physical damage to the unit or  
10 common elements; has materially impaired the performance of  
11 mechanical, electrical, plumbing, elevator, or similar building  
12 equipment; or presents an actual, unreasonable safety risk to the  
13 occupants of the condominium.

14 (8) Proof of breach of any obligation arising under this section  
15 is not proof of damages. Damages awarded for a breach of a warranty  
16 arising under subsection (2) of this section are the reasonable cost  
17 of repairs. However, if it is established that the cost of such  
18 repairs is clearly disproportionate to the loss in market value  
19 caused by the breach, damages are limited to the loss in market  
20 value.

21 **Sec. 2.** RCW 64.55.005 and 2019 c 238 s 216 are each amended to  
22 read as follows:

23 (1)(a) RCW 64.55.010 through 64.55.090 apply to any multiunit  
24 residential building for which the permit for construction or  
25 rehabilitative construction of such building was issued on or after  
26 August 1, 2005.

27 (b) RCW 64.55.010 and 64.55.090 apply to conversion condominiums  
28 as defined in RCW 64.34.020 or conversion buildings as defined in RCW  
29 64.90.010, provided that RCW 64.55.090 shall not apply to a  
30 condominium conversion for which a public offering statement had been  
31 delivered pursuant to chapter 64.34 RCW prior to August 1, 2005.

32 (c) RCW 64.55.010 through 64.55.090 do not apply to an accessory  
33 dwelling unit organized pursuant to chapter 64.90 RCW as a  
34 condominium unit in a common interest community created on or after  
35 the effective date of this section.

36 (2) RCW 64.55.010 and 64.55.100 through 64.55.160 and 64.34.415  
37 apply to any action that alleges breach of an implied or express  
38 warranty under chapter 64.34 RCW or that seeks relief that could be  
39 awarded for such breach, regardless of the legal theory pleaded,

1 except that RCW 64.55.100 through 64.55.160 and 64.34.415 shall not  
2 apply to:

3 (a) Actions filed or served prior to August 1, 2005;

4 (b) Actions for which a notice of claim was served pursuant to  
5 chapter 64.50 RCW prior to August 1, 2005;

6 (c) Actions asserting any claim regarding a building that is not  
7 a multiunit residential building;

8 (d) Actions asserting any claim regarding a multiunit residential  
9 building that was permitted on or after August 1, 2005, unless the  
10 letter required by RCW 64.55.060 has been submitted to the  
11 appropriate building department or the requirements of RCW 64.55.090  
12 have been satisfied.

13 (3) Other than the requirements imposed by RCW 64.55.010 through  
14 64.55.090, nothing in this chapter amends or modifies the provisions  
15 of RCW 64.34.050.

16 **Sec. 3.** RCW 64.55.005 and 2024 c 321 s 423 are each amended to  
17 read as follows:

18 (1)(a) RCW 64.55.010 through 64.55.090 apply to any multiunit  
19 residential building for which the permit for construction or  
20 rehabilitative construction of such building was issued on or after  
21 August 1, 2005.

22 (b) RCW 64.55.010 and 64.55.090 apply to conversion buildings as  
23 defined in RCW 64.90.010.

24 (c) RCW 64.55.010 through 64.55.090 do not apply to an accessory  
25 dwelling unit organized pursuant to chapter 64.90 RCW as a  
26 condominium unit in a common interest community created on or after  
27 the effective date of section 2 of this act.

28 (2) RCW 64.55.010 and 64.55.100 through 64.55.160 and 64.90.620  
29 apply to any action that alleges breach of an implied or express  
30 warranty under chapter 64.90 RCW or that seeks relief that could be  
31 awarded for such breach, regardless of the legal theory pleaded,  
32 except that RCW 64.55.100 through 64.55.160 and 64.90.620 shall not  
33 apply to:

34 (a) Actions filed or served prior to August 1, 2005;

35 (b) Actions for which a notice of claim was served pursuant to  
36 chapter 64.50 RCW prior to August 1, 2005;

37 (c) Actions asserting any claim regarding a building that is not  
38 a multiunit residential building;

1 (d) Actions asserting any claim regarding a multiunit residential  
2 building that was permitted on or after August 1, 2005, unless the  
3 letter required by RCW 64.55.060 has been submitted to the  
4 appropriate building department or the requirements of RCW 64.55.090  
5 have been satisfied.

6 (3) Other than the requirements imposed by RCW 64.55.010 through  
7 64.55.090, nothing in this chapter amends or modifies the provisions  
8 of RCW 64.90.025.

9 **Sec. 4.** RCW 64.90.675 and 2018 c 277 s 416 are each amended to  
10 read as follows:

11 (1) Except as limited under subsections (2) and (4) of this  
12 section with respect to a purchaser of a condominium unit that may be  
13 used for residential use, implied warranties of quality under RCW  
14 64.90.670:

15 (a) May be excluded or modified by written agreement of the  
16 parties; and

17 (b) Are excluded by written expression of disclaimer, such as "as  
18 is," "with all faults," or other language that in common  
19 understanding calls the buyer's attention to the exclusion of  
20 warranties.

21 (2) With respect to a purchaser of a condominium unit that may be  
22 used for residential use, no disclaimer of implied warranties of  
23 quality under RCW 64.90.670 is effective, except that a declarant and  
24 any dealer may disclaim liability in an instrument for one or more  
25 specified defects or failures to comply with applicable law, if:

26 (a) The declarant or dealer knows or has reason to believe that  
27 the specific defects or failures exist at the time of disclosure;

28 (b) The disclaimer specifically describes the defects or  
29 failures;

30 (c) The disclaimer includes a statement as to the effect of the  
31 defects or failures;

32 (d) The disclaimer is boldfaced, capitalized, underlined, or  
33 otherwise set out from surrounding material so as to be conspicuous;  
34 and

35 (e) The disclaimer is signed by the purchaser.

36 (3) ((A)) Except as provided in subsection (4) of this section, a  
37 declarant or dealer may not make an express written warranty of  
38 quality that limits the implied warranties of quality made to the  
39 purchaser set forth in RCW 64.90.670.

1       (4)(a) With respect to a unit in a condominium created on or  
2 after the effective date of this section, a declarant or dealer is  
3 not subject to the implied warranties of quality set forth in RCW  
4 64.90.670 if the declarant or dealer provides for the condominium  
5 unit an express warranty of quality and express warranty insurance  
6 coverage that meets the requirements in (b) of this subsection, and  
7 the condominium unit is:

8       (i) An accessory dwelling unit organized as a condominium  
9 pursuant to this chapter;

10       (ii) Located in a new building or a conversion building  
11 containing 12 or fewer units and two or fewer stories;

12       (iii) Located in a new building or a conversion building  
13 containing 12 or fewer units and three or fewer stories, if one story  
14 is utilized for parking, either above or below ground, or as a  
15 commercial space; or

16       (iv) Located in a new building or a conversion building  
17 containing 12 or fewer units where no unit is physically located  
18 above or below any other unit, except for balconies, roof decks,  
19 overhangs, and minor building features.

20       (b) An express warranty of quality and insurance coverage  
21 provided under (a) of this subsection must:

22       (i) Require acknowledgment by the unit purchaser that the express  
23 warranty of quality applies;

24       (ii) Allow for recovery of defects under the express warranty of  
25 quality by the unit owner and any subsequent purchaser, and by the  
26 unit owners association for common areas;

27       (iii) Apply to all condominium units and common areas within the  
28 building; and

29       (iv) Provide minimum coverage periods as follows:

30       (A) One year for defective workmanship and materials;

31       (B) Two years for defective plumbing, electrical, and ductwork  
32 distribution systems; and

33       (C) 10 years for structural defects to load-bearing structural  
34 members.

35       (c) A proceeding for breach of an express warranty of quality and  
36 insurance coverage provided under (a) of this subsection must be  
37 commenced pursuant to RCW 64.90.680.

38       **Sec. 5.** RCW 64.55.010 and 2024 c 122 s 1 are each amended to  
39 read as follows:

1 Unless the context clearly requires otherwise, the definitions in  
2 RCW 64.34.020 and in this section apply throughout this chapter.

3 (1) "Attached dwelling unit" means any dwelling unit that is  
4 attached to another dwelling unit by a wall, floor, or ceiling that  
5 separates heated living spaces. A garage is not a heated living  
6 space.

7 (2) "Building enclosure" means that part of any building, above  
8 or below grade, that physically separates the outside or exterior  
9 environment from interior environments and which weatherproofs,  
10 waterproofs, or otherwise protects the building or its components  
11 from water or moisture intrusion. Interior environments consist of  
12 both heated and unheated enclosed spaces. The building enclosure  
13 includes, but is not limited to, that portion of roofs, walls,  
14 balcony support columns, decks, windows, doors, vents, and other  
15 penetrations through exterior walls, which waterproof, weatherproof,  
16 or otherwise protect the building or its components from water or  
17 moisture intrusion.

18 (3) "Building enclosure design documents" means plans, details,  
19 and specifications for the building enclosure that have been stamped  
20 by a licensed engineer or architect. The building enclosure design  
21 documents shall include details and specifications that are  
22 appropriate for the building in the professional judgment of the  
23 architect or engineer who prepared the same to waterproof,  
24 weatherproof, and otherwise protect the building or its components  
25 from water or moisture intrusion, including details of flashing,  
26 intersections at roof, eaves or parapets, means of drainage, water-  
27 resistive membrane, and details around openings.

28 (4) "Developer" means:

29 (a) With respect to a condominium or a conversion condominium,  
30 the declarant; and

31 (b) With respect to all other buildings, an individual, group of  
32 individuals, partnership, corporation, association, municipal  
33 corporation, state agency, or other entity or person that obtains a  
34 building permit for the construction or rehabilitative reconstruction  
35 of a multiunit residential building. If a permit is obtained by  
36 service providers such as architects, contractors, and consultants  
37 who obtain permits for others as part of services rendered for a fee,  
38 the person for whom the permit is obtained shall be the developer,  
39 not the service provider.



1 (5) "Dwelling unit" has the meaning given to that phrase or  
2 similar phrases in the ordinances of the jurisdiction issuing the  
3 permit for construction of the building enclosure but if such  
4 ordinances do not provide a definition, then "dwelling unit" means a  
5 residence containing living, cooking, sleeping, and sanitary  
6 facilities.

7 (6) "Multiunit residential building" means:

8 (a) A building containing more than two attached dwelling units,  
9 including a building containing nonresidential units if the building  
10 also contains more than two attached dwelling units, but excluding  
11 the following classes of buildings:

12 (i) Hotels and motels;

13 (ii) Dormitories;

14 (iii) Care facilities;

15 (iv) Floating homes;

16 (v) A building that contains attached dwelling units that are  
17 each located on a single platted lot, except as provided in (b) of  
18 this subsection;

19 (vi) A building in which all of the dwelling units are held under  
20 one ownership and is subject to a recorded irrevocable sale  
21 prohibition covenant;

22 (vii) A building with 12 or fewer units that is no more than two  
23 stories; and

24 (viii) A building with 12 or fewer units that is no more than  
25 three stories so long as one story is utilized for parking, either  
26 above or below ground, or retail space, except if such building is  
27 subject to a 2-10 express warranty, as provided in RCW 64.90.675(4),  
28 as an alternative to the implied warranty in RCW 64.90.670.

29 (b) If the developer submits to the appropriate building  
30 department when applying for the building permit described in RCW  
31 64.55.020 a statement that the developer elects to treat the  
32 improvement for which a permit is sought as a multiunit residential  
33 building for all purposes under this chapter, then "multiunit  
34 residential building" also means the following buildings for which  
35 such election has been made:

36 (i) A building containing only two attached dwelling units;

37 (ii) A building that does not contain attached dwelling units;

38 and

39 (iii) Any building that contains attached dwelling units each of  
40 which is located on a single platted lot.

1 (7) "Party unit owner" means a unit owner who is a named party to  
2 an action subject to this chapter and does not include any unit  
3 owners whose involvement with the action stems solely from their  
4 membership in the association.

5 (8) "Qualified building inspector" means a person satisfying the  
6 requirements of RCW 64.55.040.

7 (9) "Rehabilitative construction" means construction work on the  
8 building enclosure of a multiunit residential building if the cost of  
9 such construction work is more than five percent of the assessed  
10 value of the building.

11 (10) "Sale prohibition covenant" means a recorded covenant that  
12 prohibits the sale or other disposition of individual dwelling units  
13 as or as part of a condominium for five years or more from the date  
14 of first occupancy except as otherwise provided in RCW 64.55.090, a  
15 certified copy of which the developer shall submit to the appropriate  
16 building department; provided such covenant shall not apply to sales  
17 or dispositions listed in RCW 64.34.400(2). The covenant must be  
18 recorded in the county in which the building is located and must be  
19 in substantially the following form:

20 This covenant has been recorded in the real property records  
21 of . . . . . County, Washington, in satisfaction of the  
22 requirements of RCW 64.55.010 through 64.55.090. The  
23 undersigned is the owner of the property described on Exhibit  
24 A (the "Property"). Until termination of this covenant, no  
25 dwelling unit in or on the Property may be sold as a  
26 condominium unit except for sales listed in RCW 64.34.400(2).

27 This covenant terminates on the earlier of either: (a)  
28 Compliance with the requirements of RCW 64.55.090, as  
29 certified by the owner of the Property in a recorded  
30 supplement hereto; or (b) the fifth anniversary of the date  
31 of first occupancy of a dwelling unit as certified by the  
32 Owner in a recorded supplement hereto.

33 All title insurance companies and persons acquiring an interest in  
34 the Property may rely on the forgoing certifications without further  
35 inquiry in issuing any policy of title insurance or in acquiring an  
36 interest in the Property.

37 (11) "Stamped" means bearing the stamp and signature of the  
38 responsible licensed architect or engineer on the title page, and on

1 every sheet of the documents, drawings, or specifications, including  
2 modifications to the documents, drawings, and specifications that  
3 become part of change orders or addenda to alter those documents,  
4 drawings, or specifications.

5 **Sec. 6.** RCW 64.55.010 and 2024 c 321 s 424 and 2024 c 122 s 1  
6 are each reenacted and amended to read as follows:

7 Unless the context clearly requires otherwise, the definitions in  
8 RCW 64.90.010 and in this section apply throughout this chapter.

9 (1) "Attached dwelling unit" means any dwelling unit that is  
10 attached to another dwelling unit by a wall, floor, or ceiling that  
11 separates heated living spaces. A garage is not a heated living  
12 space.

13 (2) "Building enclosure" means that part of any building, above  
14 or below grade, that physically separates the outside or exterior  
15 environment from interior environments and which weatherproofs,  
16 waterproofs, or otherwise protects the building or its components  
17 from water or moisture intrusion. Interior environments consist of  
18 both heated and unheated enclosed spaces. The building enclosure  
19 includes, but is not limited to, that portion of roofs, walls,  
20 balcony support columns, decks, windows, doors, vents, and other  
21 penetrations through exterior walls, which waterproof, weatherproof,  
22 or otherwise protect the building or its components from water or  
23 moisture intrusion.

24 (3) "Building enclosure design documents" means plans, details,  
25 and specifications for the building enclosure that have been stamped  
26 by a licensed engineer or architect. The building enclosure design  
27 documents shall include details and specifications that are  
28 appropriate for the building in the professional judgment of the  
29 architect or engineer who prepared the same to waterproof,  
30 weatherproof, and otherwise protect the building or its components  
31 from water or moisture intrusion, including details of flashing,  
32 intersections at roof, eaves or parapets, means of drainage, water-  
33 resistive membrane, and details around openings.

34 (4) "Developer" means:

35 (a) With respect to a condominium or a conversion condominium,  
36 the declarant; and

37 (b) With respect to all other buildings, an individual, group of  
38 individuals, partnership, corporation, association, municipal  
39 corporation, state agency, or other entity or person that obtains a

1 building permit for the construction or rehabilitative reconstruction  
2 of a multiunit residential building. If a permit is obtained by  
3 service providers such as architects, contractors, and consultants  
4 who obtain permits for others as part of services rendered for a fee,  
5 the person for whom the permit is obtained shall be the developer,  
6 not the service provider.

7 (5) "Dwelling unit" has the meaning given to that phrase or  
8 similar phrases in the ordinances of the jurisdiction issuing the  
9 permit for construction of the building enclosure but if such  
10 ordinances do not provide a definition, then "dwelling unit" means a  
11 residence containing living, cooking, sleeping, and sanitary  
12 facilities.

13 (6) "Multiunit residential building" means:

14 (a) A building containing more than two attached dwelling units,  
15 including a building containing nonresidential units if the building  
16 also contains more than two attached dwelling units, but excluding  
17 the following classes of buildings:

18 (i) Hotels and motels;

19 (ii) Dormitories;

20 (iii) Care facilities;

21 (iv) Floating homes;

22 (v) A building that contains attached dwelling units that are  
23 each located on a single platted lot, except as provided in (b) of  
24 this subsection;

25 (vi) A building in which all of the dwelling units are held under  
26 one ownership and is subject to a recorded irrevocable sale  
27 prohibition covenant;

28 (vii) A building with 12 or fewer units that is no more than two  
29 stories; and

30 (viii) A building with 12 or fewer units that is no more than  
31 three stories so long as one story is utilized for parking, either  
32 above or below ground, or retail space, except if such building is  
33 subject to a 2-10 express warranty, as provided in RCW 64.90.675(4),  
34 as an alternative to the implied warranty in RCW 64.90.670.

35 (b) If the developer submits to the appropriate building  
36 department when applying for the building permit described in RCW  
37 64.55.020 a statement that the developer elects to treat the  
38 improvement for which a permit is sought as a multiunit residential  
39 building for all purposes under this chapter, then "multiunit

1 residential building" also means the following buildings for which  
2 such election has been made:

- 3 (i) A building containing only two attached dwelling units;
- 4 (ii) A building that does not contain attached dwelling units;
- 5 and
- 6 (iii) Any building that contains attached dwelling units each of  
7 which is located on a single platted lot.

8 (7) "Party unit owner" means a unit owner who is a named party to  
9 an action subject to this chapter and does not include any unit  
10 owners whose involvement with the action stems solely from their  
11 membership in the association.

12 (8) "Qualified building inspector" means a person satisfying the  
13 requirements of RCW 64.55.040.

14 (9) "Rehabilitative construction" means construction work on the  
15 building enclosure of a multiunit residential building if the cost of  
16 such construction work is more than five percent of the assessed  
17 value of the building.

18 (10) "Sale prohibition covenant" means a recorded covenant that  
19 prohibits the sale or other disposition of individual dwelling units  
20 as or as part of a condominium for five years or more from the date  
21 of first occupancy except as otherwise provided in RCW 64.55.090, a  
22 certified copy of which the developer shall submit to the appropriate  
23 building department; provided such covenant shall not apply to sales  
24 or dispositions listed in RCW 64.90.600(2). The covenant must be  
25 recorded in the county in which the building is located and must be  
26 in substantially the following form:

27 This covenant has been recorded in the real property records  
28 of . . . . . County, Washington, in satisfaction of the  
29 requirements of RCW 64.55.010 through 64.55.090. The  
30 undersigned is the owner of the property described on Exhibit  
31 A (the "Property"). Until termination of this covenant, no  
32 dwelling unit in or on the Property may be sold as a  
33 condominium unit except for sales or dispositions listed in  
34 RCW 64.90.600(2).

35 This covenant terminates on the earlier of either: (a)  
36 Compliance with the requirements of RCW 64.55.090, as  
37 certified by the owner of the Property in a recorded  
38 supplement hereto; or (b) the fifth anniversary of the date

1 of first occupancy of a dwelling unit as certified by the  
2 Owner in a recorded supplement hereto.

3 All title insurance companies and persons acquiring an interest in  
4 the Property may rely on the forgoing certifications without further  
5 inquiry in issuing any policy of title insurance or in acquiring an  
6 interest in the Property.

7 (11) "Stamped" means bearing the stamp and signature of the  
8 responsible licensed architect or engineer on the title page, and on  
9 every sheet of the documents, drawings, or specifications, including  
10 modifications to the documents, drawings, and specifications that  
11 become part of change orders or addenda to alter those documents,  
12 drawings, or specifications.

13 NEW SECTION. **Sec. 7.** Sections 2 and 5 of this act expire  
14 January 1, 2028.

15 NEW SECTION. **Sec. 8.** Sections 3 and 6 of this act take effect  
16 January 1, 2028.

--- END ---