SENATE BILL REPORT
HB 2624

As of February 18, 2026

Title: An act relating to clarifying consumer protections regarding unsolicited real estate transactions for public purposes or by nonprofit land conservancies.

Brief Description: Clarifying consumer protections regarding unsolicited real estate transactions for public purposes or by nonprofit land conservancies.

Sponsors: Representatives Donaghy, Fosse and Scott.

Brief History: Passed House: 2/11/26, 57-38.
Committee Activity: Business, Trade & Economic Development: 2/18/26.

Brief Summary of Bill

- Excludes public entities acquiring property for public purposes, Indian tribes, and a nonprofit nature conservancy corporation or association from the requirements for solicited real estate transactions.

SENATE COMMITTEE ON BUSINESS, TRADE & ECONOMIC DEVELOPMENT

Staff: William Bridges (786-7312)

Background: Solicited Real Estate Transactions. In 2025 the Legislature established certain rights for property owners of solicited real estate transactions. Property owners who are solicited for the purchase of their property, which is not currently available or listed on the real estate market, are entitled to, among other things:

- an appraisal by a licensed appraiser;
- receive notice from the potential buyer of the property owner's right to an appraisal; and
- cancel the purchase contract without penalty or further obligation under certain conditions.

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not part of the legislation nor does it constitute a statement of legislative intent.

The following solicited real estate transactions are exempt from these provisions:

- transactions where a buyer or seller is represented by a licensed real estate agent; and
- transactions where any public entity is acquiring real property for transportation purposes.

Nonprofit Nature Conservancy Corporation or Association. A nonprofit nature conservancy corporation or association is a federally tax exempt organization under the U.S Internal Revenue Code—26 U.S.C. section 501(c)—as it existed on June 25, 1976, and which has as one of its principal purposes the conducting or facilitating of scientific research; the conserving of natural resources, including but not limited to biological resources, for the general public; or the conserving of open spaces, including but not limited to wildlife habitat to be utilized as public access areas, for the use and enjoyment of the general public.

Summary of Bill: Expanding the Exemptions Regarding Solicited Real Estate Transactions. The exemptions for solicited real estate transactions are expanded to the following:

- transactions by any public entity for any public purpose;
- transactions by an Indian tribe; or
- transactions by a nonprofit nature conservancy corporation or association.

Appropriation: None.

Fiscal Note: Not requested.

Creates Committee/Commission/Task Force that includes Legislative members: No.

Effective Date: Ninety days after adjournment of session in which bill is passed.