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.

Staff Summary of Public Testimony: PRO: This is a trailer bill for a law passed law year that was designed to prevent people from taking advantage of vulnerable homeowners and their homes for far less than they were worth. There was a group that was missed that should have been excluded. With nature conservancies and other similar groups go through a completely different purchasing process. It takes many months for them to complete a transaction and they use certified appraisers that can cost up to $15,000.

The Trust for Public Land is a national conservation group that works with cities, counties, state agencies, and directly with landowners on acquisitions for things like trails and parks and boat launches. Unlike predatory buyers, the Trust's transactions occur over a number of months, and their transactions often require approvals by the State Parks Commission, the Fish and Wildlife Commission, city councils, and county councils. All Trust transactions are with willing buyers, a significant amount of public process, and very specific appraisal requirements.

CON: Proponents of this bill did not reach out to the 218,000 small forest landowners in this state. The median age of these owners is over 67. Like many small landowners, they haven't kept up with current real estate trends. They really don't know about timber value. They just know that they have loved this property forever. They regularly receive unsolicited offers to take this piece of timberland off our hand for incredibly low wall prices. There is nothing inherently unique about conservation and tribal entities that would prevent predatory behavior. They are economically rational players, and this bill will provide a huge loophole for them.

Persons Testifying: PRO: Representative Brandy Donaghy, Prime Sponsor; Bill Clarke, The Trust for Public Land.

CON: Elaine Oneil, Washington Farm Forestry Association.

Persons Signed In To Testify But Not Testifying: No one.