
SENATE BILL 5573

State of Washington

69th Legislature

2025 Regular Session

By Senators Chapman and Salomon

1 AN ACT Relating to electric security alarm systems; adding a new
2 section to chapter 35.21 RCW; adding a new section to chapter 35A.21
3 RCW; adding a new section to chapter 36.01 RCW; and creating a new
4 section.

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

6 NEW SECTION. **Sec. 1.** The legislature finds that recent changes
7 in alarm system technology can be beneficial for protecting property
8 owners from ongoing theft and may help to minimize the demand on
9 local government policing and judicial resources. The legislature
10 further finds that state and local codes may not currently regulate
11 electric security alarm systems, and that, in such cases, the
12 application of a statewide standard for installation of such systems
13 would be beneficial to industrial and commercial property owners
14 statewide. It is, therefore, the intent of the legislature to
15 establish a statewide standard for the installation and operation of
16 electric security alarm systems in circumstances in which local
17 governments have not provided alternative regulations.

18 NEW SECTION. **Sec. 2.** A new section is added to chapter 35.21
19 RCW to read as follows:

1 (1) Cities and towns that have not adopted an ordinance, land use
2 regulation, or local code related to the regulation of electric
3 security alarm systems shall allow electric security alarm systems
4 consistent with the following:

5 (a) Electric security alarm systems may not be considered a fence
6 and may not be regulated by fence codes which do not reference and
7 regulate electric security alarm systems;

8 (b) Electric security alarm systems must be allowed on any
9 allowed or legally nonconforming outdoor storage property. This does
10 not apply to properties zoned for mixed-use that are not an outdoor
11 storage property as defined in this section;

12 (c) The installation of electric security alarm systems must meet
13 the following requirements:

14 (i) Be powered by an energizer that is driven by a battery of no
15 more than 12 volts of direct current and that does not produce an
16 electric charge on contact that exceeds energizer characteristics set
17 forth in IEC 60335-2-76, as of January 1, 2025;

18 (ii) Be marked with conspicuous warning signs that are located on
19 the system at not more than 30-foot intervals that read "Warning:
20 Electric Fence.";

21 (iii) Be 10 feet in height, or two feet higher than the perimeter
22 barrier, fence, or wall, whichever is greater; and

23 (iv) Include a device that enables first responders to deactivate
24 the electric security alarm system in response to an emergency, if
25 utilized by a city and town;

26 (d) A minimum five-foot-tall perimeter barrier, fence, or wall
27 must be located around the exterior of the electric security alarm
28 system. If the perimeter barrier is an existing fence or wall, the
29 fence or wall must have been installed in compliance with the fence
30 code at the time of installation. The city or town may require a
31 permit for the installation of a new perimeter fence or wall and
32 require a new perimeter fence or wall be consistent with the local
33 fence code. The city or town may not require any additional
34 conditions or improvements appurtenant to the installation of an
35 electric security alarm system;

36 (e) The city or town may require an alarm system operator license
37 or permit in the same manner as is required for any other security
38 alarm; and

39 (f) Nothing in this section limits the ability of a city or town
40 to otherwise regulate outdoor storage properties.

1 (2) A city or town that has, whether before or after the
2 effective date of this section, adopted an ordinance, land use
3 regulation, or local code that regulates or prohibits electric
4 security alarm systems is not subject to subsection (1) of this
5 section.

6 (a) If a city or town adopts an ordinance, land use regulation,
7 or local code that regulates or prohibits electric security alarm
8 systems after the effective date of this section, the city or town
9 shall include "electric security alarm" in the title of the ordinance
10 and shall hold two public hearings on the regulation prior to final
11 adoption.

12 (b) Any system installed prior to the effective date of an
13 ordinance adopted in (a) of this subsection may continue to operate
14 if it complies with the requirements in subsection (1) of this
15 section.

16 (3) For the purposes of this section:

17 (a) "Electric security alarm system" means an outdoor alarm
18 system that connects a wire structure to an alarm system and
19 transmits a signal intended to detect and alert the property owner of
20 an intrusion by utilizing an electric charge.

21 (b) "Outdoor storage property" means an industrial,
22 manufacturing, or other commercial property, regardless of zoning
23 designation, that is legally authorized to store, park, service,
24 sell, or rent vehicles, vessels, aircraft, equipment, materials,
25 cargo, freight, or utility infrastructure within an outdoor lot or
26 yard that is surrounded by a nonelectric perimeter fence or wall.

27 NEW SECTION. **Sec. 3.** A new section is added to chapter 35A.21
28 RCW to read as follows:

29 (1) Code cities that have not adopted an ordinance, land use
30 regulation, or local code related to the regulation of electric
31 security alarm systems shall allow electric security alarm systems
32 consistent with the following:

33 (a) Electric security alarm systems may not be considered a fence
34 and may not be regulated by fence codes which do not reference and
35 regulate electric security alarm systems;

36 (b) Electric security alarm systems must be allowed on any
37 allowed or legally nonconforming outdoor storage property. This does
38 not apply to properties zoned for mixed-use that are not an outdoor
39 storage property as defined in this section;

1 (c) The installation of electric security alarm systems must meet
2 the following requirements:

3 (i) Be powered by an energizer that is driven by a battery of no
4 more than 12 volts of direct current and that does not produce an
5 electric charge on contact that exceeds energizer characteristics set
6 forth in IEC 60335-2-76, as of January 1, 2025;

7 (ii) Be marked with conspicuous warning signs that are located on
8 the system at not more than 30-foot intervals that read "Warning:
9 Electric Fence.";

10 (iii) Be 10 feet in height, or two feet higher than the perimeter
11 barrier, fence, or wall, whichever is greater; and

12 (iv) Include a device that enables first responders to deactivate
13 the electric security alarm system in response to an emergency, if
14 utilized by a code city;

15 (d) A minimum five-foot-tall perimeter barrier, fence, or wall
16 must be located around the exterior of the electric security alarm
17 system. If the perimeter barrier is an existing fence or wall, the
18 fence or wall must have been installed in compliance with the fence
19 code at the time of installation. The code city may require a permit
20 for the installation of a new perimeter fence or wall and require a
21 new perimeter fence or wall be consistent with the local fence code.
22 The code city may not require any additional conditions or
23 improvements appurtenant to the installation of an electric security
24 alarm system;

25 (e) The code city may require an alarm system operator license or
26 permit in the same manner as is required for any other security
27 alarm; and

28 (f) Nothing in this section limits the ability of a code city to
29 otherwise regulate outdoor storage properties.

30 (2) A code city that has, whether before or after the effective
31 date of this section, adopted an ordinance, land use regulation, or
32 local code that regulates or prohibits electric security alarm
33 systems is not subject to subsection (1) of this section.

34 (a) If a code city adopts an ordinance, land use regulation, or
35 local code that regulates or prohibits electric security alarm
36 systems after the effective date of this section, the city shall
37 include "electric security alarm" in the title of the ordinance and
38 shall hold two public hearings on the regulation prior to final
39 adoption.

1 (b) Any system installed prior to the effective date of an
2 ordinance adopted in (a) of this subsection may continue to operate
3 if it complies with the requirements in subsection (1) of this
4 section.

5 (3) For the purposes of this section:

6 (a) "Electric security alarm system" means an outdoor alarm
7 system that connects a wire structure to an alarm system and
8 transmits a signal intended to detect and alert the property owner of
9 an intrusion by utilizing an electric charge.

10 (b) "Outdoor storage property" means an industrial,
11 manufacturing, or other commercial property, regardless of zoning
12 designation, that is legally authorized to store, park, service,
13 sell, or rent vehicles, vessels, aircraft, equipment, materials,
14 cargo, freight, or utility infrastructure within an outdoor lot or
15 yard that is surrounded by a nonelectric perimeter fence or wall.

16 NEW SECTION. **Sec. 4.** A new section is added to chapter 36.01
17 RCW to read as follows:

18 (1) Counties that have not adopted an ordinance, land use
19 regulation, or local code related to the regulation of electric
20 security alarm systems shall allow electric security alarm systems
21 consistent with the following:

22 (a) Electric security alarm systems may not be considered a fence
23 and may not be regulated by fence codes which do not reference and
24 regulate electric security alarm systems;

25 (b) Electric security alarm systems must be allowed on any
26 allowed or legally nonconforming outdoor storage property. This does
27 not apply to properties zoned for mixed-use that are not an outdoor
28 storage property as defined in this section;

29 (c) The installation of electric security alarm systems must meet
30 the following requirements:

31 (i) Be powered by an energizer that is driven by a battery of no
32 more than 12 volts of direct current and that does not produce an
33 electric charge on contact that exceeds energizer characteristics set
34 forth in IEC 60335-2-76, as of January 1, 2025;

35 (ii) Be marked with conspicuous warning signs that are located on
36 the system at not more than 30-foot intervals that read "Warning:
37 Electric Fence.";

38 (iii) Be 10 feet in height, or two feet higher than the perimeter
39 barrier, fence, or wall, whichever is greater; and

1 (iv) Include a device that enables first responders to deactivate
2 the electric security alarm system in response to an emergency, if
3 utilized by a county;

4 (d) A minimum five-foot-tall perimeter barrier, fence, or wall
5 must be located around the exterior of the electric security alarm
6 system. If the perimeter barrier is an existing fence or wall, the
7 fence or wall must have been installed in compliance with the fence
8 code at the time of installation. The county may require a permit for
9 the installation of a new perimeter fence or wall and require a new
10 perimeter fence or wall be consistent with the local fence code. The
11 county may not require any additional conditions or improvements
12 appurtenant to the installation of an electric security alarm system;

13 (e) The county may require an alarm system operator license or
14 permit in the same manner as is required for any other security
15 alarm; and

16 (f) Nothing in this section limits the ability of a county to
17 otherwise regulate outdoor storage properties.

18 (2) A county that has, whether before or after the effective date
19 of this section, adopted an ordinance, land use regulation, or local
20 code that regulates or prohibits electric security alarm systems is
21 not subject to subsection (1) of this section.

22 (a) If a county adopts an ordinance, land use regulation, or
23 local code that regulates or prohibits electric security alarm
24 systems after the effective date of this section, the county shall
25 include "electric security alarm" in the title of the ordinance and
26 shall hold two public hearings on the regulation prior to final
27 adoption.

28 (b) Any system installed prior to the effective date of an
29 ordinance adopted in (a) of this subsection may continue to operate
30 if it complies with the requirements in subsection (1) of this
31 section.

32 (3) For the purposes of this section:

33 (a) "Electric security alarm system" means an outdoor alarm
34 system that connects a wire structure to an alarm system and
35 transmits a signal intended to detect and alert the property owner of
36 an intrusion by utilizing an electric charge.

37 (b) "Outdoor storage property" means an industrial,
38 manufacturing, or other commercial property, regardless of zoning
39 designation, that is legally authorized to store, park, service,
40 sell, or rent vehicles, vessels, aircraft, equipment, materials,

1 cargo, freight, or utility infrastructure within an outdoor lot or
2 yard that is surrounded by a nonelectric perimeter fence or wall.
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--- **END** ---