

RCW 59.22.020 Definitions. The following definitions shall apply throughout this chapter unless the context clearly requires otherwise:

(1) "Affordable" means that, where feasible, low-income residents should not pay more than thirty percent of their monthly income for housing costs.

(2) "Conversion costs" includes the cost of acquiring the mobile home park, the costs of planning and processing the conversion, the costs of any needed repairs or rehabilitation, and any expenditures required by a government agency or lender for the project.

(3) "Department" means the department of commerce.

(4) "Housing costs" means the total cost of owning, occupying, and maintaining a mobile home and a lot or space in a mobile home park.

(5) "Individual interest in a mobile home park" means any interest which is fee ownership or a lesser interest which entitles the holder to occupy a lot or space in a mobile home park for a period of not less than either fifteen years or the life of the holder. Individual interests in a mobile home park include, but are not limited to, the following:

(a) Ownership of a lot or space in a mobile home park or subdivision;

(b) A membership or shares in a stock cooperative, or a limited equity housing cooperative; or

(c) Membership in a nonprofit mutual benefit corporation which owns, operates, or owns and operates the mobile home park.

(6) "Landlord" shall have the same meaning as it does in RCW 59.20.030.

(7) "Low-income resident" means an individual or household who resided in the mobile home park prior to application for a loan pursuant to this chapter and with an annual income at or below eighty percent of the median income for the county of standard metropolitan statistical area of residence. Net worth shall be considered in the calculation of income with the exception of the resident's mobile/manufactured home which is used as their primary residence.

(8) "Low-income spaces" means those spaces in a mobile home park operated by a resident organization which are occupied by low-income residents.

(9) "Manufactured housing" means residences constructed on one or more chassis for transportation, and which bear an insignia issued by a state or federal regulatory agency indication compliance with all applicable construction standards of the United States department of housing and urban development.

(10) "Mobile home" shall have the same meaning as it does in RCW 43.22.335.

(11) "Mobile home lot" shall have the same meaning as it does in RCW 59.20.030.

(12) "Mobile home park" means a mobile home park, as defined in *RCW 59.20.030(10), or a manufactured home park subdivision as defined by *RCW 59.20.030(12) created by the conversion to resident ownership of a mobile home park.

(13) "Resident organization" means a group of mobile home park residents who have formed a nonprofit corporation, cooperative corporation, or other entity or organization for the purpose of acquiring the mobile home park in which they reside and converting the mobile home park to resident ownership. The membership of a resident organization shall include at least two-thirds of the households

residing in the mobile home park at the time of application for assistance from the department.

(14) "Resident ownership" means, depending on the context, either the ownership, by a resident organization, as defined in this section, of an interest in a mobile home park which entitles the resident organization to control the operations of the mobile home park for a term of no less than fifteen years, or the ownership of individual interests in a mobile home park, or both.

(15) "Tenant" means a person who rents a mobile home lot for a term of one month or longer and owns the mobile home on the lot. [2012 c 198 s 17; 2011 c 158 s 6; 2010 c 161 s 1150. Prior: 2009 c 565 s 48; 1995 c 399 s 155; 1993 c 66 s 9; 1991 c 327 s 2; 1988 c 280 s 3; 1987 c 482 s 2.]

***Reviser's note:** RCW 59.20.030 was alphabetized pursuant to RCW 1.08.015(2)(k), changing subsections (10) and (12) to subsections (14) and (13), respectively. RCW 59.20.030 was subsequently amended by 2023 c 40 s 2, changing subsections (13) and (14) to subsections (14) and (15), respectively.

Effective date—2012 c 198: See note following RCW 70A.15.5110.

Transfer of residual funds to manufactured home installation training account—2011 c 158: See note following RCW 43.22A.100.

Effective date—Intent—Legislation to reconcile chapter 161, Laws of 2010 and other amendments made during the 2010 legislative session—2010 c 161: See notes following RCW 46.04.013.