
Housing Committee

HB 3133

Brief Description: Requiring a minimum of three years' notice on closures or conversions of mobile home parks and manufactured housing communities.

Sponsors: Representatives Liias, Ormsby, Miloscia, Sells and Roberts.

Brief Summary of Bill

- Requires landlords of manufactured/mobile home communities to give tenants three years' notice of a change of land use to a use other than for mobile homes.

Hearing Date: 1/31/08

Staff: Robyn Dupuis (786-7166).

Background:

Given increasing market demands for land in Washington, particularly in high growth areas, the state has noted a recent increase in the rate of manufactured/mobile home community closures. According to data provided by the Department of Community, Trade and Economic Development (DCTED), 18 manufactured/mobile communities closed during calendar year 2007, the closure of which affected 534 households.

Approximately 1,000 existing parks are located in urban growth areas and are considered likely threatened due to rising land values within those areas.

The DCTED reports knowledge of 846 spaces that will close within the next year and estimates that 254 of these households will request relocation reimbursement assistance.

Manufactured/Mobile Home Lot Rental Agreement Disclosures and Covenants

Rental agreements for mobile home space tenancies are required to include either:

- (a) A covenant by the landlord that except for acts or events beyond the control of the landlord, for a period of three years after the beginning of the term of the lease, the mobile home park will not be converted to a land use that will prevent the space from continuing to be used for the placement of a mobile home.

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

(b) A statement that the park may be sold or transferred at any time with the result that subsequent owners may close the park at any time after the required notice.

Notice of Park Community Closures

Landlords must give tenants twelve months' notice of a change of land use of the community, including conversion to a use other than for mobile homes or conversion to a cooperative or subdivision.

Summary of Bill:

Manufactured/Mobile Home Lot Rental Agreement Covenants

Rental agreements for mobile home space tenancies are required to include a covenant by the landlord that except for acts or events beyond the control of the landlord, for a period of three years after the beginning of the term of the lease, the mobile home park will not be converted to a land use that will prevent the space from continuing to be used for the placement of a mobile home.

Three Year Notice of Park Community Closures

Landlords must give tenants three years' notice of a change of land use of the community, including conversion to a use other than for mobile homes or conversion to a cooperative or subdivision.

Appropriation: None.

Fiscal Note: Not requested.

Effective Date: The bill contains an emergency clause and takes effect immediately.