Washington State
House of Representatives
Office of Program Research

BILL
ANALYSIS

Local Government & Housing Committee

HB 1227

Brief Description: Concerning recreational vehicles used as primary residences in manufactured/mobile home communities.

Sponsors: Representatives Springer, Warnick, Johnson, Liias, McCune, Ormsby and Morrell.

Brief Summary of Bill

- Prohibits cities, towns, counties and code cities from preventing the entry or requiring the removal of a recreational vehicle used as a primary residence in manufactured/mobile home communities.

Hearing Date: 1/26/09

Staff: Sara del Moral (786-7291)

Background:

State laws specify that a city, town, code city, or county, respectively, may not enact any statute or ordinance that has the effect of discriminating against consumers' choices in the placement or use of a home in such a manner that is not equally applicable to all homes. However, the law also allows municipalities to require that manufactured homes be new and that the homes comply with all local design standards applicable to all other homes in the neighborhood within which the home is to be located.

Additionally, statutes allowing jurisdictions to place age and design criteria on manufactured housing apply only to housing to be sited in new mobile home parks or manufactured housing communities, or to be sited outside of mobile home parks and manufactured home communities.

Summary of Bill:

Cities, towns, counties and code cities are prohibited from adopting ordinances that restrict the entry or require the removal of recreational vehicles used as primary residences in manufactured/

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mobile home communities unless the recreational vehicle fails to comply with fire, safety or other local ordinances or state laws related to recreational vehicles.

Appropriation: None.

Fiscal Note: Not requested.

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