

HOUSE BILL REPORT

SHB 1078

As Passed House:
February 7, 2011

Title: An act relating to the manufactured/mobile home landlord-tenant act.

Brief Description: Requiring landlords to provide tenants with written receipts upon request under the manufactured/mobile home landlord-tenant act.

Sponsors: House Committee on Judiciary (originally sponsored by Representatives Goodman, Angel, Kelley, McCune, Hope, Dammeier, Warnick, Hunter, Fitzgibbon, Kenney, Reykdal, Frockt, Rolfes, Roberts, Hasegawa and Moeller).

Brief History:

Committee Activity:

Judiciary: 1/17/11, 1/20/11 [DPS].

Floor Activity:

Passed House: 2/7/11, 91-1.

Brief Summary of Substitute Bill

- Requires manufactured/mobile home park landlords to provide written receipts for cash or money order payments upon a tenant's request.

HOUSE COMMITTEE ON JUDICIARY

Majority Report: The substitute bill be substituted therefor and the substitute bill do pass. Signed by 13 members: Representatives Pedersen, Chair; Goodman, Vice Chair; Rodne, Ranking Minority Member; Shea, Assistant Ranking Minority Member; Chandler, Eddy, Frockt, Kirby, Klippert, Nealey, Orwall, Rivers and Roberts.

Staff: Kelly Pfundheller (786-7289).

Background:

The Manufactured/Mobile Home Landlord-Tenant Act governs the legal rights, remedies, and obligations arising from rental agreements for manufactured and mobile home lots, including specified amenities within mobile home parks, cooperatives, and subdivisions.

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.

Under the Residential Landlord-Tenant Act, landlords of residential dwellings are required to provide written receipts for payments upon the request of a tenant. However, there is no similar requirement for landlords of manufactured/mobile home parks.

Summary of Substitute Bill:

The landlord of a manufactured/mobile home park must provide a written receipt for any cash or money order payments made by the tenant upon their request. Receipts must be provided within 15 business days of the request, and a tenant may request receipts for any payments made within the previous year.

Appropriation: None.

Fiscal Note: Not requested.

Effective Date: The bill takes effect 90 days after adjournment of the session in which the bill is passed.

Staff Summary of Public Testimony:

(In support) The Residential Landlord-Tenant Act requires landlords to issue receipts, and the Manufactured/Mobile Home Landlord-Tenant Act should also contain the same requirement. When tenants are refused receipts for payments, landlords cannot be held accountable. Tenants without proof of payment risk losing their homes.

(In support with concerns) While some mobile home owners believe that landlords should be required to provide receipts for all payments, this bill is a compromise between landlords and tenants. Landlords should be required to provide a receipt when a tenant requests it. Several persons testifying suggested amendments. A representative from the Manufactured Housing Communities of Washington recommended requiring receipts upon a tenant's request for only cash or money order payments while the Association of Manufactured Home Owners representatives suggested amending the bill to require landlords to provide receipts for all cash or money order payments (rather than only upon request).

(Opposed) None.

Persons Testifying: (In support) Representative Goodman, prime sponsor; Judith White, Landlord-Tenant Coalition/Manufactured/Mobile Home Owners of America; and Andy Bergman, Manufactured/Mobile Home Owners of America.

(In support with concerns) Lynda Mallory, Association of Manufactured Home Owners; Ken Spencer, Manufactured Housing Communities of Washington; and John Landis, Association of Manufactured Home Owners/Manufactured/Mobile Home Owners of America.

Persons Signed In To Testify But Not Testifying: None.