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SENATE BILL 5261

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State of Washington

62nd Legislature

2011 Regular Session

By Senators Hobbs, Schoesler, Benton, Hill, Honeyford, and Shin

Read first time 01/19/11. Referred to Committee on Financial Institutions, Housing & Insurance.

1 AN ACT Relating to developing training for manufactured housing  
2 community managers; adding a new chapter to Title 59 RCW; prescribing  
3 penalties; providing an effective date; and providing a contingent  
4 effective date.

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

6 NEW SECTION. **Sec. 1.** The purpose of this chapter is to establish  
7 a training program for managers of manufactured housing communities.

8 NEW SECTION. **Sec. 2.** The definitions in this section apply  
9 throughout this chapter unless the context clearly requires otherwise.

10 (1) "Advisory council" means the advisory council on manufactured  
11 housing community management training created in section 6 of this act.

12 (2) "Certificate of completed training" means a certificate issued  
13 by a statewide association exclusively representing manufactured  
14 housing communities that conducts manufactured housing community  
15 management training under this chapter.

16 (3) "Manufactured housing community" has the same meaning as in RCW  
17 59.20.030.

1 (4) "Manufactured housing community management" means those  
2 actions, functions, or duties related to the management of a  
3 manufactured housing community to include the collection of rent and  
4 other charges, renting mobile home lots, and the implementation of  
5 landlord duties and responsibilities under chapter 59.20 RCW.

6 (5) "Manufactured housing community manager" means a person who  
7 performs manufactured housing community management, and is required to  
8 be trained under this chapter to perform manufactured housing community  
9 management services. "Manufactured housing community manager" includes  
10 a resident owner of a manufactured housing community who performs  
11 manufactured housing community management.

12 NEW SECTION. **Sec. 3.** (1) Any manager who lives in a manufactured  
13 housing community and performs manufactured housing community  
14 management must be trained and possess a certificate of completed  
15 training.

16 (2) Any person engaged in the business of managing a manufactured  
17 housing community, but is not living in a manufactured housing  
18 community, must be trained and possess a certificate of completed  
19 training.

20 (3) An owner living in the manufactured housing community, but not  
21 performing manufactured housing community management, is not required  
22 to be trained.

23 NEW SECTION. **Sec. 4.** (1) A certificate of completed training must  
24 be initially issued after the person required to be trained has  
25 attended and completed an eight-hour training course for manufactured  
26 housing community management as approved by the advisory council.

27 (2) Any person required to have a certificate of completed training  
28 shall complete the training within six months of the person first  
29 performing manufactured housing community management within a  
30 manufactured housing community or within one year of becoming a manager  
31 upon a determination of good cause by the chair of the advisory  
32 council.

33 (3) A certificate of completed training is effective on the date of  
34 the completion of the initial training course, and must be renewed  
35 annually. A minimum of four hours of manufactured housing community

1 management training is required annually for renewal of a certificate  
2 of completed training.

3 NEW SECTION. **Sec. 5.** Only statewide associations exclusively  
4 representing manufactured housing communities shall conduct  
5 manufactured housing community management training. These associations  
6 may charge fees, including an application fee, to persons being trained  
7 for the purposes of conducting manufactured housing community  
8 management training.

9 NEW SECTION. **Sec. 6.** (1) An advisory council on manufactured  
10 housing community management training is created. The council must  
11 consist of five members. Two members of the council must be residents  
12 of manufactured housing communities or their designees. Two members  
13 must be owners of manufactured housing communities or their designees.  
14 The resident members of the council must be selected by statewide  
15 associations exclusively representing manufactured housing community  
16 tenants. The manufactured housing community members of the council  
17 must be selected by statewide associations exclusively representing  
18 manufactured housing communities. Members shall serve for terms of  
19 four years. The office of the attorney general shall serve as a  
20 nonvoting, advisory member of the council. The president of the senate  
21 shall appoint one member from the senate to the council, and the  
22 speaker of the house of representatives shall appoint one member from  
23 the house of representatives to the council. Both legislative members  
24 shall serve as nonvoting members except when the four voting members of  
25 the council cannot agree on the approval of the development, renewal,  
26 and revision of the curriculum for manufactured housing community  
27 management training under subsection (3)(a) of this section. The  
28 council shall select a chair from its members for a four-year term.

29 (2) Members of the advisory council shall serve without  
30 compensation.

31 (3) The functions of the advisory council are to:

32 (a) Approve the development, renewal, and revisions of the  
33 curriculum for manufactured housing community management training;

34 (b) Ensure that the initial eight-hour training curriculum has at  
35 least one-half the class instruction on one or more provisions of

1 chapter 59.20 RCW and at least one-fourth the class instruction on a  
2 combination of resident relations and communication skills; and

3 (c) Ensure that the annual four-hour requirement for continuing  
4 training after the initial eight-hour training has at least one-half  
5 the class instruction on one or more provisions of chapter 59.20 RCW  
6 and at least one-fourth the class instruction on a combination of  
7 resident relations and communication skills.

8 (4) The advisory council shall meet at the call of its chair or at  
9 the request of a majority of its membership.

10 NEW SECTION. **Sec. 7.** A violation of this chapter is a class 1  
11 civil infraction under RCW 7.80.120.

12 NEW SECTION. **Sec. 8.** No government agency, trade association,  
13 instructor, or advisory council member is responsible for the conduct  
14 of any person required to comply with this chapter. This section does  
15 not create a cause of action against any government agency, trade  
16 association, instructor, or advisory council member for a violation of  
17 this chapter by any person required to comply with this chapter.

18 NEW SECTION. **Sec. 9.** If any provision of this act or its  
19 application to any person or circumstance is held invalid, the  
20 remainder of the act or the application of the provision to other  
21 persons or circumstances is not affected.

22 NEW SECTION. **Sec. 10.** Sections 1 through 9 of this act constitute  
23 a new chapter in Title 59 RCW.

24 NEW SECTION. **Sec. 11.** Section 3 of this act takes effect January  
25 1, 2012, or six months after approval of the initial curriculum for  
26 manufactured housing community management training by the advisory  
27 council on manufactured housing community management training under  
28 section 6(3)(a) of this act, whichever occurs later.

29 NEW SECTION. **Sec. 12.** Sections 4 through 6 of this act take  
30 effect January 1, 2012.

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