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HOUSE BILL 2327

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State of Washington

52nd Legislature

1992 Regular Session

By Representatives Winsley, Nelson, Mitchell, Ogden, Franklin, Brough,  
Paris and Miller

Read first time 01/15/92. Referred to Committee on Housing.

1 AN ACT Relating to mobile home rental parks; adding a new section  
2 to chapter 59.20 RCW; creating a new section; and declaring an  
3 emergency.

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

5 NEW SECTION. **Sec. 1.** A new section is added to chapter 59.20 RCW  
6 to read as follows:

7 (1) The legislature finds that some mobile home park owners  
8 transfer the responsibility for the upkeep of permanent structures  
9 within the mobile home park to the park tenants. This transfer  
10 sometimes occurs after the permanent structures have been allowed to  
11 deteriorate. Many mobile home parks consist entirely of senior  
12 citizens who do not have the financial resources or physical capability  
13 to make the necessary repairs to these structures once they have fallen  
14 into disrepair. The inability of the tenants to maintain permanent

1 structures can lead to significant safety hazards to the tenants as  
2 well as to visitors to the mobile home park. The legislature therefore  
3 finds and declares that it is in the public interest and necessary for  
4 the public health and safety to prohibit mobile home park owners from  
5 transferring the duty to maintain permanent structures in mobile home  
6 parks to the tenants.

7 (2) A mobile home park owner is prohibited from transferring  
8 responsibility for the maintenance or care of permanent structures  
9 within the mobile home park to the tenants of the park. Any provision  
10 within a rental agreement or other document transferring responsibility  
11 for the maintenance or care of permanent structures within the mobile  
12 home park to the park tenants is void.

13 (3) A "permanent structure" for purposes of this section includes  
14 the clubhouse, carports, storage sheds, or any other permanent  
15 structure.

16 (4) Nothing in this section shall be construed to prohibit a park  
17 owner from requiring a tenant to maintain his or her mobile home or  
18 yard.

19 NEW SECTION. **Sec. 2.** This act applies to all rental  
20 agreements or other documents entered into after September 1, 1991.

21 NEW SECTION. **Sec. 3.** This act is necessary for the immediate  
22 preservation of the public peace, health, or safety, or support of the  
23 state government and its existing public institutions, and shall take  
24 effect immediately.