

HOUSE BILL REPORT

HB 1971

As Reported By House Committee On:
Trade & Economic Development

Title: An act relating to manufactured housing in single-family residence zones.

Brief Description: Requiring that local governments regulate modular homes and manufactured homes similarly.

Sponsors: Representatives Quall, Carlson, Basich, Schoesler, Jacobsen, Goldsmith, Mitchell, Ogden and Huff.

Brief History:

Committee Activity:

Trade & Economic Development: 1/17/96, 1/22/96 [DP].

HOUSE COMMITTEE ON TRADE & ECONOMIC DEVELOPMENT

Majority Report: Do pass. Signed by 8 members: Representatives Van Luven, Chairman; Radcliff, Vice Chairman; D. Schmidt, Vice Chairman; Sheldon, Ranking Minority Member; Veloria, Assistant Ranking Minority Member; Hatfield; Sherstad and Valle.

Minority Report: Do not pass. Signed by 4 members: Representatives Backlund; Hickel; Mason and Skinner.

Staff: Kenny Pittman (786-7392).

Background: Cities and counties are responsible for the development of regulations that govern the use of land. These regulations, usually known as "zoning" or "development" laws, control the siting of structures by type and use.

Summary of Bill: All cities and counties are required to allow the siting of single-family manufactured housing on individual lots in any zoning district that allows single-family residences. Cities and counties may adopt home-design regulations to ensure neighborhood compatibility. The design standards must apply equally to modular homes constructed under the state building code and to manufactured homes constructed under the federal manufactured housing construction code. Cities and counties must bring their zoning laws into compliance by January 1, 1996.

Appropriation: None.

Fiscal Note: Available

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

Testimony For: This is a matter of affordable housing. Manufactured housing is one form of housing affordable for most people just starting out. It is compatible in most neighborhoods. Local government will still have the authority to impose design standards, but the standards must apply to modular housing as well.

Testimony Against: Cities are working on this issue at the local level. This approach would remove a city's ability to develop solutions to meet local needs.

Testified: (Pro) Representative Quall, prime sponsor; Arnold Livingston, Senior Lobby; Kim Romero and Ron Clarke, Washington Manufactured Housing Association; John Jensen, National Foundation of Manufactured Home Owners; and Terry Bosler and John Woodring, Mobile Home Park Owners. (Con) Dan Glenn, Association of Washington Cities.