

HOUSE BILL REPORT

HB 2441

As Reported By House Committee On:

Trade & Economic Development

Title: An act relating to mobile home parks.

Brief Description: Assisting mobile home park residents.

Sponsors: Representatives Costa, Patterson, Mitchell, Radcliff, Kessler, Backlund, Wolfe, Scheuerman and Chopp.

Brief History:

Committee Activity:

Trade & Economic Development: 1/18/96, 1/31/96 [DPS].

HOUSE COMMITTEE ON TRADE & ECONOMIC DEVELOPMENT

Majority Report: The substitute bill be substituted therefor and the substitute bill do pass. Signed by 9 members: Representatives Van Luven, Chairman; Radcliff, Vice Chairman; D. Schmidt, Vice Chairman; Sheldon, Ranking Minority Member; Veloria, Assistant Ranking Minority Member; Backlund; Hatfield; Mason and Valle.

Minority Report: Do not pass. Signed by 2 members: Representatives Hickel and Sherstad.

Staff: Kenny Pittman (786-7392).

Background: The Mobile Home Landlord-Tenant Act (MHLTA) regulates the relationship between the owner of the mobile home park (landlord) and the owner of the individual mobile home (tenant). MHLTA has several provisions that define the rights and responsibilities of both the landlord and tenant, provide remedies for the landlord and tenant, and make mediation and arbitration available through an independent third party.

Summary of Substitute Bill: Forty thousand dollars is appropriated to the Office of the Attorney General for the purpose of developing and distributing a general information pamphlet on tenant and park owners' rights, responsibilities, and remedies under the Mobile Home Landlord-Tenant Act.

Substitute Bill Compared to Original Bill: The substitute bill removes the \$5 million appropriation for the mobile home relocation and the \$5 million appropriation to assist in mobile home park purchases by low-income tenants.

Appropriation: The sum of \$40,000 from the general fund to the Office of the Attorney General.

Fiscal Note: Not requested.

Effective Date of Substitute Bill: Ninety days after adjournment of session in which bill is passed.

Testimony For: (Original Bill) This bill addresses the problem of mobile home parks being closed and tenants having to move. The relocation assistance will help those tenants that are forced to move as a result of park closures. The park purchase fund will help low-income tenants buy their parks. The brochures on mobile home landlord-tenant law will provide needed information and will help both landlords and tenants to understand the law.

Testimony Against: None.

Testified: (Pro) Representative Costa, prime sponsor; Ishbel Dickens; Ray Munson, Mobile Home Owners of America; Majken Ryherd-Keira, Washington Low-Income Housing Congress; and Terri Bosler, Morton Clark and John Woodring, Manufactured Housing Communities of Washington.