
SUBSTITUTE HOUSE BILL 1839

State of Washington

54th Legislature

1995 Regular Session

By House Committee on Trade & Economic Development (originally sponsored by Representatives Van Luven, Wolfe, Silver, Ogden, Patterson, Sheldon and Costa; by request of Department of Community, Trade, and Economic Development)

Read first time 02/27/95.

1 AN ACT Relating to mobile home relocation assistance; amending RCW
2 59.21.010, 59.21.030, 59.21.040, 59.21.050, and 59.21.070; reenacting
3 and amending RCW 59.21.105 and 43.84.092; reenacting RCW 59.21.005;
4 creating new sections; repealing RCW 59.21.020, 59.21.035, 59.21.080,
5 59.21.085, 59.21.095, 59.21.900, 59.21.901, 59.21.902, and 59.21.903;
6 and declaring an emergency.

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

8 NEW SECTION. **Sec. 1.** The legislature recognizes that, in the
9 decision of *Guimont et al. v. Clarke*, 121 Wn.2d (1993), the Washington
10 supreme court held the mobile home relocation assistance program of
11 chapter 59.21 RCW invalid for its monetary burden on mobile home park-
12 owners. However, during the program's operation, substantial funds
13 were validly collected from mobile home owners and accumulated in the
14 mobile home park relocation fund, created under the program. The
15 legislature intends to utilize those funds for the purposes for which
16 they were collected. The legislature also recognizes that, for a
17 period of almost three years since this state's courts invalidated the
18 program, no such assistance was available. The most needy tenants may
19 have been forced to sell or abandon rather than relocate their homes in

1 the face of park closures. Because the purpose of the program was to
2 assist relocation, those persons should be compensated in a like manner
3 to those who could afford to pay for relocation without assistance. To
4 that end, the legislature has: (1) Repealed RCW 59.21.020, 59.21.035,
5 59.21.080, 59.21.085, 59.21.095, 59.21.900, 59.21.901, 59.21.902, and
6 59.21.903; (2) amended RCW 59.21.010, 59.21.030, 59.21.040, 59.21.050,
7 59.21.070, 59.21.100, 59.21.110, and 43.84.092; (3) reenacted without
8 amendment RCW 59.21.005 and 59.21.105; and (4) added new sections to
9 chapter 59.21 RCW.

10 **Sec. 2.** RCW 59.21.005 and 1991 c 327 s 8 are each reenacted to
11 read as follows:

12 The legislature recognizes that it is quite costly to move a mobile
13 home. Many mobile home tenants need financial assistance in order to
14 move their mobile homes from a mobile home park. The purpose of this
15 chapter is to provide a mechanism for assisting mobile home tenants to
16 relocate to suitable alternative sites when the mobile home park in
17 which they reside is closed or converted to another use.

18 **Sec. 3.** RCW 59.21.010 and 1991 c 327 s 10 are each amended to read
19 as follows:

20 Unless the context clearly requires otherwise, the definitions in
21 this section apply throughout this chapter.

22 (1) "Director" means the director of the department of community,
23 trade, and economic development.

24 (2) "Department" means the department of community, trade, and
25 economic development.

26 (3) "Fund" means the mobile home park relocation fund established
27 under RCW 59.21.050 (~~((consisting of park owner fee payments under RCW~~
28 ~~59.21.095 as well as park owner payments when there are insufficient~~
29 ~~moneys in its fund))~~).

30 (4) (~~("Low income" means at or below eighty percent of median~~
31 ~~household income as defined by the United States department of housing~~
32 ~~and urban development, for the county or standard metropolitan~~
33 ~~statistical area where the park is located.~~

34 ~~(5))~~) "Mobile home park" or "park" means real property that is
35 rented or held out for rent to others for the placement of two or more
36 mobile homes for the primary purpose of production of income, except

1 where the real property is rented or held out for rent for seasonal
2 recreational purpose only and is not intended for year-round occupancy.

3 ~~((+6+))~~ (5) "Landlord" or "park-owner" means the owner of the
4 mobile home park that is being closed at the time relocation assistance
5 is provided.

6 ~~((+7+))~~ (6) "Relocate" means to remove the mobile home from the
7 mobile home park being closed.

8 ~~((+8+))~~ (7) "Relocation assistance" means the monetary assistance
9 provided under RCW 59.21.020.

10 NEW SECTION. **Sec. 4.** (1) If a mobile home park, or any portion
11 thereof occupied by two or more mobile homes, is closed or converted to
12 another use after June 30, 1991, and before January 1, 1996, each
13 tenant therein owning their mobile home at the time of closure or
14 conversion is entitled to relocation assistance from the fund as
15 follows, upon sufficient proof of eligibility. For purposes of this
16 section, the date of closure shall be the date on which formal notice
17 of closure or conversion is given to the director under the provisions
18 of RCW 59.21.030.

19 (2) Persons who maintained ownership of and relocated their mobile
20 homes are entitled to their actual costs of relocation, up to a maximum
21 of six thousand five hundred dollars for a double-wide mobile home and
22 three thousand five hundred dollars for a single-wide mobile home.

23 (3) Persons who were forced to sell or abandon their mobile homes,
24 due to the lack of assistance from the fund, without incurring
25 relocation expenses are entitled to a flat reimbursement of three
26 thousand five hundred dollars for a double-wide mobile home and one
27 thousand five hundred dollars for a single-wide mobile home.

28 (4) The department will accept applications for this assistance
29 from the effective date of this act until December 31, 1995. At the
30 end of that period, the department shall determine the validity of all
31 claims.

32 (5) Upon determination of the number and amount of valid claims,
33 the department shall disburse the funds in the mobile home park
34 relocation fund as follows: (a) If sufficient funds exist to pay all
35 the claims, the department shall pay each claim fully; and (b) if
36 sufficient funds do not exist, the department shall pay each claim on
37 a pro rata basis.

1 NEW SECTION. **Sec. 5.** (1) If a mobile home park is closed or
2 converted to another use after December 31, 1995, eligible tenants
3 shall be entitled to assistance on a first-come, first-serve basis.
4 Payments shall be made upon the department's verification of
5 eligibility, subject to the availability of funds remaining after the
6 distribution under section 4 of this act.

7 (2) Assistance for closures occurring after December 31, 1995, is
8 limited to persons who maintain ownership of and relocate their mobile
9 home.

10 (3) Except under subsection (4) of this section, assistance shall
11 be subject to the levels set forth in section 4(2) of this act.

12 (4) Any organization may apply to receive funds from the mobile
13 home park relocation fund, which shall be used in combination with
14 private contributions toward relocation of tenants eligible under this
15 section. Such funds shall only be used for relocation assistance.

16 NEW SECTION. **Sec. 6.** In all cases, relocation assistance shall be
17 reduced by any amount required to be paid by any other law for the
18 tenant's relocation and by any amount received from the sale of the
19 mobile home park for the purpose of the tenant's relocation.

20 **Sec. 7.** RCW 59.21.030 and 1990 c 171 s 3 are each amended to read
21 as follows:

22 Notice required by RCW 59.20.080 before park closure or conversion
23 of the park, whether twelve months or longer, shall be given to the
24 director and all tenants in writing, and posted at all park entrances.
25 (~~Notice must also include the tenant's right to relocation assistance,~~
26 ~~if applicable.)) A copy of the closure notice must be provided with all
27 month-to-month rental agreements signed after the original closure
28 notice date. Notice to the director must include a good faith estimate
29 of the timetable for removal of the mobile homes and the reason for
30 closure. Notice must also be recorded in the office of the county
31 auditor for the county where the mobile home park is located. (~~This~~
32 ~~section shall apply to all park closures even though notice may have~~
33 ~~been given prior to April 28, 1989.))~~~~

34 **Sec. 8.** RCW 59.21.040 and 1989 c 201 s 4 are each amended to read
35 as follows:

1 A tenant is not entitled to relocation assistance under ((RCW
2 59.21.020)) this chapter if: (1) The tenant has given notice to the
3 landlord of his or her intent to vacate the park and terminate the
4 tenancy before any formal notice of termination ((required by the
5 landlord under this chapter)) has been given, or (2) a person purchases
6 a mobile home already situated in the park or moves a mobile home into
7 the park after a closure or change of use notice has been given and the
8 person has received actual prior notice of the change or closure.

9 **Sec. 9.** RCW 59.21.050 and 1991 sp.s. c 13 s 74 are each amended to
10 read as follows:

11 (1) ((The mobile home park relocation fund is created in the
12 custody of the state treasurer. All legislative appropriations for
13 mobile home relocation assistance, receipts from fees collected under
14 this chapter, and amounts required to be paid by park owners to low-
15 income park tenants when there are insufficient moneys in the fund
16 shall be deposited into the fund. Expenditures from the fund may be
17 used only for relocation assistance under RCW 59.21.020, or transfer to
18 the mobile home park purchase fund under subsection (2) of this
19 section. Only the director of community development or the director's
20 designee may authorize expenditures from the fund. All relocation
21 payments to low income park tenants, including those due from the park-
22 owner shall be made from the fund. The fund is subject to allotment
23 procedures under chapter 43.88 RCW, but no appropriation is required
24 for expenditures.

25 (2) Unexpended and unencumbered moneys that remain in the fund at
26 the end of the fiscal year do not revert to the state general fund but
27 remain in the fund, separately accounted for, as a contingency reserve,
28 or if the director determines at the end of any fiscal year beginning
29 after December 31, 1991, that the fund contains a surplus over the
30 projected amount needed for relocation during the upcoming year(s), any
31 surplus may be transferred to the mobile home park purchase fund
32 created by chapter 59.22 RCW. However, the director may cause any
33 uncommitted funds in the mobile home park purchase fund which were
34 transferred from the mobile home park relocation fund to be transferred
35 back to the mobile home park relocation fund if that fund cannot
36 otherwise meet its current obligations.

37 (3) A low income park tenant who is entitled to relocation
38 assistance under this chapter is entitled to payment only after

1 submitting an application which includes:—(a) A copy of the notice
2 from the park owner that the tenancy is terminated due to closure of
3 the park; (b) a copy of the rental agreement currently in force; and
4 (c) a copy of the contract entered into for the purpose of relocating
5 the mobile home, which includes the date of relocation.

6 (4) ~~The director may adopt rules for the administration of the~~
7 ~~fund))~~ The existence of the mobile home park relocation fund in the
8 custody of the state treasurer is affirmed. Expenditures from the fund
9 may be used only for relocation assistance under sections 4 through 6
10 of this act. Only the director or the director's designee may
11 authorize expenditures from the fund. All relocation payments to
12 tenants shall be made from the fund. The fund is subject to allotment
13 procedures under chapter 43.88 RCW, but no appropriation is required
14 for expenditures.

15 (2) A park tenant is eligible for assistance under section 4 of
16 this act only after submitting an application in a form approved by the
17 director which shall include:

18 (a) For those persons who maintained ownership of and relocated
19 their homes: (i) A copy of the notice from the park-owner, or other
20 adequate proof, that the tenancy is terminated due to closure of the
21 park or its conversion to another use; (ii) a copy of the rental
22 agreement then in force, or other proof that the applicant was a tenant
23 at the time of notice of closure; (iii) a copy of the contract for
24 relocating the home which includes the date of relocation, or other
25 proof of actual relocation expenses incurred on a date certain; and
26 (iv) a statement of any other available assistance;

27 (b) For those persons who sold their homes and incurred no
28 relocation expenses: (i) A copy of the notice from the park-owner, or
29 other adequate proof, that the tenancy is terminated due to closure of
30 the park or its conversion to another use; (ii) a copy of the rental
31 agreement then in force, or other proof that the applicant was a tenant
32 at the time of notice of closure; and (iii) a copy of the record of
33 title transfer issued by the department of licensing when the tenant
34 sold the home rather than relocate it due to park closure or
35 conversion.

36 **Sec. 10.** RCW 59.21.070 and 1989 c 201 s 10 are each amended to
37 read as follows:

1 If the rental agreement includes a covenant by the landlord as
2 described in RCW 59.20.060(1)((~~e~~))(g)(i), the covenant runs with the
3 land and is binding upon the purchasers, successors, and assigns of the
4 landlord.

5 **Sec. 11.** RCW 59.21.105 and 1991 c 327 s 16 are each reenacted and
6 amended to read as follows:

7 (1) The legislature finds that existing older mobile homes provide
8 affordable housing to many persons (~~of low income~~), and that
9 requiring these homes that are legally located in mobile home parks to
10 meet new fire, safety, and construction codes because they are
11 relocating due to the closure or conversion of the mobile home park,
12 compounds the economic burden facing these tenants.

13 (2) Mobile homes that are relocated due to either the closure or
14 conversion of a mobile home park, may not be required by any city or
15 county to comply with the requirements of any applicable fire, safety,
16 or construction code for the sole reason of its relocation. This
17 section shall only apply if the original occupancy classification of
18 the building is not changed as a result of the move.

19 (3) This section shall not apply to mobile homes that are
20 substantially remodeled or rehabilitated, nor to any work performed in
21 compliance with installation requirements. For the purpose of
22 determining whether a moved mobile home has been substantially
23 remodeled or rebuilt, any cost relating to preparation for relocation
24 or installation shall not be considered.

25 **Sec. 12.** RCW 43.84.092 and 1994 c 2 s 6 (Initiative Measure No.
26 601), 1993 sp.s. c 25 s 511, 1993 sp.s. c 8 s 1, 1993 c 500 s 6, 1993
27 c 492 s 473, 1993 c 445 s 4, 1993 c 329 s 2, and 1993 c 4 s 9 are each
28 reenacted and amended to read as follows:

29 (1) All earnings of investments of surplus balances in the state
30 treasury shall be deposited to the treasury income account, which
31 account is hereby established in the state treasury.

32 (2) The treasury income account shall be utilized to pay or receive
33 funds associated with federal programs as required by the federal cash
34 management improvement act of 1990. The treasury income account is
35 subject in all respects to chapter 43.88 RCW, but no appropriation is
36 required for refunds or allocations of interest earnings required by
37 the cash management improvement act. Refunds of interest to the

1 federal treasury required under the cash management improvement act
2 fall under RCW 43.88.180 and shall not require appropriation. The
3 office of financial management shall determine the amounts due to or
4 from the federal government pursuant to the cash management improvement
5 act. The office of financial management may direct transfers of funds
6 between accounts as deemed necessary to implement the provisions of the
7 cash management improvement act, and this subsection. Refunds or
8 allocations shall occur prior to the distributions of earnings set
9 forth in subsection (4) of this section.

10 (3) Except for the provisions of RCW 43.84.160, the treasury income
11 account may be utilized for the payment of purchased banking services
12 on behalf of treasury funds including, but not limited to, depository,
13 safekeeping, and disbursement functions for the state treasury and
14 affected state agencies. The treasury income account is subject in all
15 respects to chapter 43.88 RCW, but no appropriation is required for
16 payments to financial institutions. Payments shall occur prior to
17 distribution of earnings set forth in subsection (4) of this section.

18 (4) Monthly, the state treasurer shall distribute the earnings
19 credited to the treasury income account. The state treasurer shall
20 credit the general fund with all the earnings credited to the treasury
21 income account except:

22 (a) The following accounts and funds shall receive their
23 proportionate share of earnings based upon each account's and fund's
24 average daily balance for the period: The capitol building
25 construction account, the Cedar River channel construction and
26 operation account, the Central Washington University capital projects
27 account, the charitable, educational, penal and reformatory
28 institutions account, the common school construction fund, the county
29 criminal justice assistance account, the county sales and use tax
30 equalization account, the data processing building construction
31 account, the deferred compensation administrative account, the deferred
32 compensation principal account, the department of retirement systems
33 expense account, the Eastern Washington University capital projects
34 account, the education construction fund, the emergency reserve fund,
35 the federal forest revolving account, the health services account, the
36 public health services account, the health system capacity account, the
37 personal health services account, the industrial insurance premium
38 refund account, the judges' retirement account, the judicial retirement
39 administrative account, the judicial retirement principal account, the

1 local leasehold excise tax account, the local real estate excise tax
2 account, the local sales and use tax account, the medical aid account,
3 the mobile home park relocation fund, the municipal criminal justice
4 assistance account, the municipal sales and use tax equalization
5 account, the natural resources deposit account, the perpetual
6 surveillance and maintenance account, the public employees' retirement
7 system plan I account, the public employees' retirement system plan II
8 account, the Puyallup tribal settlement account, the resource
9 management cost account, the site closure account, the special wildlife
10 account, the state employees' insurance account, the state employees'
11 insurance reserve account, the state investment board expense account,
12 the state investment board commingled trust fund accounts, the
13 supplemental pension account, the teachers' retirement system plan I
14 account, the teachers' retirement system plan II account, the tuition
15 recovery trust fund, the University of Washington bond retirement fund,
16 the University of Washington building account, the volunteer fire
17 fighters' relief and pension principal account, the volunteer fire
18 fighters' relief and pension administrative account, the Washington
19 judicial retirement system account, the Washington law enforcement
20 officers' and fire fighters' system plan I retirement account, the
21 Washington law enforcement officers' and fire fighters' system plan II
22 retirement account, the Washington state patrol retirement account, the
23 Washington State University building account, the Washington State
24 University bond retirement fund, the water pollution control revolving
25 fund, and the Western Washington University capital projects account.
26 Earnings derived from investing balances of the agricultural permanent
27 fund, the normal school permanent fund, the permanent common school
28 fund, the scientific permanent fund, and the state university permanent
29 fund shall be allocated to their respective beneficiary accounts. All
30 earnings to be distributed under this subsection (4)(a) shall first be
31 reduced by the allocation to the state treasurer's service fund
32 pursuant to RCW 43.08.190.

33 (b) The following accounts and funds shall receive eighty percent
34 of their proportionate share of earnings based upon each account's or
35 fund's average daily balance for the period: The (~~marine operating~~
36 ~~fund, the~~) motor vehicle fund(~~(-)~~) and the transportation fund.

37 (5) In conformance with Article II, section 37 of the state
38 Constitution, no treasury accounts or funds shall be allocated earnings
39 without the specific affirmative directive of this section.

1 NEW SECTION. **Sec. 13.** The following acts or parts of acts are
2 each repealed:

3 (1) RCW 59.21.020 and 1991 c 327 s 11, 1990 c 171 s 2, & 1989 c 201
4 s 2;

5 (2) RCW 59.21.035 and 1990 c 171 s 4;

6 (3) RCW 59.21.080 and 1990 c 171 s 9 & 1989 c 201 s 11;

7 (4) RCW 59.21.085 and 1991 c 327 s 15;

8 (5) RCW 59.21.095 and 1991 c 327 s 9;

9 (6) RCW 59.21.900 and 1989 c 201 s 17;

10 (7) RCW 59.21.901 and 1991 c 327 s 17;

11 (8) RCW 59.21.902 and 1991 c 327 s 19; and

12 (9) RCW 59.21.903 and 1991 c 327 s 20.

13 NEW SECTION. **Sec. 14.** If any provision of this act or its
14 application to any person or circumstance is held invalid, the
15 remainder of the act or the application of the provision to other
16 persons or circumstances is not affected.

17 NEW SECTION. **Sec. 15.** This act is necessary for the immediate
18 preservation of the public peace, health, or safety, or support of the
19 state government and its existing public institutions, and shall take
20 effect immediately.

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