

HOUSE BILL REPORT

SB 5164

As Reported By House Committee On:

Trade & Economic Development

Title: An act relating to mobile home park tenants and occupants.

Brief Description: Removing certain tenants and occupants from a mobile home park.

Sponsors: Senators Haugen, Long, Goings, Patterson, Franklin and Bauer.

Brief History:

Committee Activity:

Trade & Economic Development: 3/31/97, 4/2/97 [DP].

HOUSE COMMITTEE ON TRADE & ECONOMIC DEVELOPMENT

Majority Report: Do pass. Signed by 9 members: Representatives Van Luven, Chairman; Dunn, Vice Chairman; Veloria, Ranking Minority Member; Sheldon, Assistant Ranking Minority Member; Alexander; Ballasiotes; Mason; McDonald and Morris.

Staff: Kenny Pittman (786-7392).

Background: The Mobile Home Landlord-Tenant Act regulates the relationship between the owner of the mobile home park and the tenants of the park. Mobile home park tenants may require the assistance of a live-in care provider. The occupancy rights of care providers are unclear.

The Mobile Home Landlord-Tenant Act also regulates the process regarding evictions of tenants by mobile home park owners. The mobile home park owners may only evict tenants for one of 13 specific reasons listed in state law (Just Cause– eviction). One of the reasons listed is engaging in criminal activity,– which is defined as a criminal act defined by statute or ordinance that threatens the health, safety, or welfare of the tenants.– The landlord is not required to produce evidence of a criminal conviction. Notice of criminal activity on the part of the tenant by a law enforcement agency is sufficient grounds for eviction.

Summary of Bill: The Mobile Home Landlord-Tenant Act is revised to include the term occupant.– An occupant is defined as any person, including a live-in care provider, other than a tenant, who occupies a mobile home and mobile home lot.

The definition of criminal activity, as a basis for eviction, is expanded to include the a tenant or occupant who is required to register as a sex offender with local law enforcement authorities. Required registration as a sex offender is grounds for eviction from the mobile home park.

Appropriation: None.

Fiscal Note: Not requested.

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

Testimony For: There have been cases where a registered sex offender has moved into a mobile home park with an existing tenant. The park owner does not have a way to evict the occupant. This bill would provide a process to allow the park owner to evict the occupant or tenant who is a registered sex offender from the mobile home park.

Testimony Against: None.

Testified: Senator Haugen, prime sponsor (pro); and Martin Fuveluke and John Woodring, Manufacturing Housing Communities of Washington (pro).