

Local Government Committee

BILL ANALYSIS HB 1604

TITLE OF THE BILL: Siting manufactured housing.

WHAT THIS BILL DOES: *Prohibits local governments from precluding the siting of designated manufactured homes in single-family residential zones.*

SPONSORS: Representatives Carlson, Quall, Van Luven, Voloria, Dunn, Eickmeyer, Miloscia, Skinner, Morris, Wolfe, O'Brien, Radcliff, Edwards, Alexander, Mielke, Romero, Gombosky, Lantz, Ballasiotes, Ogden, Rockefeller and Schmidt

HEARING DATE: Wednesday, February 24, 1999

FISCAL NOTE: Not requested.

ANALYSIS PREPARED BY: Caroleen Dineen (786-7156).

BACKGROUND:

Local governments have general authority to adopt comprehensive plans and zoning ordinances. Local governments required or choosing to plan under the Growth Management Act (GMA) have specific requirements to adopt comprehensive plans containing certain elements consistent with GMA requirements and to enact implementing development regulations, including zoning provisions.

A "designated manufactured home" is defined as a manufactured home constructed after June 15, 1976 that satisfies state and federal manufactured home requirements, meets certain minimum size and roof pitch requirements, and has exterior siding material similar to materials commonly used on conventional site-built homes.

SUMMARY:

Counties, cities, and code cities are prohibited from precluding by zoning the siting of designated manufactured homes that meet the state energy code in areas designated for single-family residential uses.

Local governments may subject manufactured homes to land use regulations applicable to other single-family residences in the zoning district. Design regulations to assure neighborhood compatibility are permitted if these apply equally to manufactured homes and site-built homes.

Statutory planning provisions that require local governments not permitting manufactured home siting in residential single-family zones to review need and demand are deleted.

The definition of "designated manufactured home" is amended to change the roof pitch requirement from "not less than" 3:12 to a "nominal" 3:12 pitch.