

## HOUSE BILL ANALYSIS HB 2652

---

**Title:** An act relating to the mobile home landlord-tenant act.

**Brief Description:** Modifying provisions of the mobile home landlord-tenant act.

**Sponsors:** Representative Kastama.

### Brief Summary of Bill

- Removes the requirement that a mobile home park landlord can expel a mobile home, manufactured home, or park model that is located within a mobile home park solely on fire and safety concerns.
- Removes the mobile home park owners ability to require a mobile home, manufactured home, or park model meet applicable fire and safety standards when the rental agreement is assigned by a seller to a new purchaser of the mobile home.
- Clarifies that an eviction under the Mobile Home Landlord-Tenant Act applies to mobile homes, manufactured homes, and park models.

---

### HOUSE ECONOMIC DEVELOPMENT, HOUSING & TRADE COMMITTEE

**Staff:** Kenny Pittman (786-7392)

#### **Background:**

The Mobile Home Landlord-Tenant Act (Act) regulates the relationship between the owner of a mobile home park (landlord) and the owner of the mobile home, manufactured home, or park model (tenant). Key provisions of the Act require that the tenant is offered a written agreement for a term of at least one year, prohibits certain actions by the landlord and the tenant, and specifies the duties of the landlord and the tenant.

The Mobile Home Landlord-Tenant Act (Act) allows a mobile home park owner to prohibit the entry or require the removal of an individual mobile home, manufactured home, or park model if it presents a fire or safety concern. A mobile home park owner may require that, prior to entry into the mobile home park, the mobile home, manufactured home, or park model meet applicable fire and safety standards.

A mobile home park owner may not evict or fail to renew a lease to a tenant without cause. The Mobile Home Landlord-Tenant Act list specific reasons that include,

substantial violation of the rules of the mobile home park, nonpayment of rent, conviction of the tenant of a crime, change of land use of the mobile home park, or failure of the tenant to comply with obligations imposed by applicable provisions of governmental codes, statutes, ordinances, and regulations.

**Summary of Bill:**

The Mobile Home Landlord-Tenant Act is revised to clarify that a park model– is defined as a recreational vehicle that is permanently or semipermanently installed and used as a primary residence.

A mobile home park owner may not exclude or expel a mobile home, manufactured home, or park model that is located within the mobile home park solely on fire and safety concerns. A mobile home park owner cannot require that the mobile home, manufactured home, or park model meet applicable fire and safety standards as a condition of remaining in the mobile home park after the assignment of a rental agreement by the tenant to any person that purchases the mobile home, manufactured home, or park model.

The requirements for evictions under the Mobile Home Landlord-Tenant Act are clarified to apply to mobile homes, manufactured homes, and park models.

**Appropriation:** None.

**Fiscal Note:** Not requested.

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