

SENATE BILL REPORT

SB 5481

As Reported By Senate Committee On:
Commerce, Trade, Housing & Financial Institutions, January 28, 2000

Title: An act relating to manufactured housing.

Brief Description: Siting manufactured housing.

Sponsors: Senators Prentice, Winsley, Gardner, Hale, Rasmussen, T. Sheldon, Goings and Costa.

Brief History:

Committee Activity: Commerce, Trade, Housing & Financial Institutions: 2/18/99, 3/2/99 [DPS]; 1/11/00, 1/28/00 [DP2S, DNP].

SENATE COMMITTEE ON COMMERCE, TRADE, HOUSING & FINANCIAL INSTITUTIONS

Majority Report: That Second Substitute Senate Bill No. 5481 be substituted therefor, and the second substitute bill do pass.

Signed by Senators Prentice, Chair; Shin, Vice Chair; Gardner, Heavey, Rasmussen and T. Sheldon.

Minority Report: Do not pass.

Signed by Senators Hale and Winsley.

Staff: Dave Cheal (786-7576)

Background: Some cities and towns prohibit the siting of manufactured homes in zones designated as single-family residential without regard to whether the manufactured home meets the energy saving standards or esthetic standards of site-built homes.

Summary of Second Substitute Bill: Cities, code cities and counties are prohibited from excluding designated manufactured homes from zoning districts designated for single-family residences that were annexed or incorporated after April 1, 1992, where manufactured housing was allowed prior to annexation or incorporation, provided the manufactured home meets the State Energy Code.

A "designated manufactured home" is one that is manufactured after April 1, 1992, to state and federal codes, including the state energy code, of certain minimum size, roof pitch and with exterior siding material commonly used on site-built homes.

The local zoning code may subject the manufactured home to land use regulations applicable to other single-family residences in the zoning district. Design regulations to assure neighborhood compatibility are allowed, provided they apply equally to manufactured homes and site-built homes.

Some outdated statutory planning requirements are deleted.

The definition of "designated manufactured home" is amended. The requirement of a roof pitch on "not less than" 3:12, is changed to a "nominal" 3:12 pitch.

Second Substitute Bill Compared to Original Bill: The substitute bill changes the date of manufacture for homes covered by the bill from June 15, 1976 to April 1, 1992. The substitute bill is limited to areas incorporated after April 1, 1992, and zoned single-family residential, that allowed manufactured housing to be sited there prior to annexation or incorporation. The effective date is delayed to January 1, 2002.

Appropriation: None.

Fiscal Note: Available.

Effective Date: January 1, 2002.

Testimony For: Discrimination against construction formats by some cities by prohibiting the siting of manufactured homes in any single family residential zone deprives consumers of choice and the economies available from manufactured homes. Cities that allow manufactured homes in R-1 zones, or at least some R-1 zones, have had no problems. People who acquired lots in unincorporated areas with intent to place a manufactured home should not be prohibited from doing so just because of annexation.

Testimony Against: The state should leave zoning up to local governments. The bill would allow homes built to different building codes to be sited next to each other. Most cities do not have design standards in place, which is the device contemplated by the bill to protect neighborhood character. There is no great citizen demand for this change. Its not needed.

Testified: Mike Ryherd, Washington Manufactured Housing Association (pro); Dave Williams, AWC (concerns); Mark O. Brown, City of Vancouver (con).