

5372

Sponsor(s): Senators Fraser, Prentice, Winsley, Costa, Patterson, Goings, Wojahn, Eide and Fairley

Brief Description: Clarifying financial obligations of mobile home landlords and tenants.

SB 5372 - DIGEST

Provides that, if any utilities are billed to the park as a single billing and prorated among all tenants, the landlord may establish rules providing for charges reasonably related to increased utility charges incurred by guests that reside with a tenant for longer than thirty days.

Requires any money collected from a tenant for a deposit or as security to be placed in an interest-bearing account in a depository institution, and the accrued interest shall be paid to the tenant at the termination of the rental agreement or every five years, whichever occurs first. The landlord has the right to proceed against the tenant to recover sums exceeding the principal amount of the tenant's security deposit for damage to the property for which the tenant is responsible. The rental agreement shall include the name and location of the depository institution where the money is deposited. The tenant shall be notified of all subsequent changes in the location of the funds.