

FINAL BILL REPORT

2SSB 5354

C 257 L 02
Synopsis as Enacted

Brief Description: Modifying mobile home relocation assistance.

Sponsors: Senate Committee on Labor, Commerce & Financial Institutions (originally sponsored by Senators Patterson, Prentice, Winsley, Fraser, Fairley, Costa, Regala and McAuliffe; by request of Department of Community, Trade, and Economic Development).

Senate Committee on Labor, Commerce & Financial Institutions
House Committee on Local Government & Housing
House Committee on Appropriations

Background: Redevelopment pressures have led to the closure of many mobile home parks in recent years, particularly in the most populous regions of the state. This trend seems likely to continue.

The impact of park closure on a mobile home owner is severe. Some older mobile homes are not movable, and the owner's equity is lost. The cost of moving a mobile home, if a place can be found, is approximately \$3,000 to \$7,500.

The Washington Supreme Court invalidated the Mobile Home Relocation Assistance Act in 1993. However, a fund still exists, made up of fees collected prior to the court decision.

Park owners must give at least 12 months notice to tenants before a park may be closed.

Summary: The Mobile Home Relocation Assistance Act is amended to cover demolition and replacement expenses in cases where the home cannot be successfully moved. Assistance is limited to actual expenses up to \$7,500 for a double wide, and \$3,500 for a single wide home. Mobile home owners that cannot move their homes are eligible for assistance in purchasing a replacement. Eligibility for relocation assistance is limited to households with income at or below 80 percent of the median income for the county where the mobile home is located.

Relocation assistance is prioritized to tenants in parks closed as a result of fraud on the part of the park owner, and parks closed due to health hazards declared by local health officials.

A fee of \$100 is imposed on the purchaser of a used mobile home located in a mobile home park. Homes with a sale price of less than \$5,000 and mobile homes less than one year old are excluded from the fee. The fees collected are forwarded to the State Treasurer for deposit into the mobile home park relocation fund. The Department of Revenue is authorized to retain 2 percent of the fees collected to cover its administrative cost. The Department of Community, Trade, and Economic Development is entitled to deduct up to 5 percent of the fees collected to cover its administrative costs.

Votes on Final Passage:

Senate 39 10
House 66 28 (House amended)
Senate 28 14 (Senate concurred)

Effective: January 1, 2003