
HOUSE BILL 2121

State of Washington

64th Legislature

2015 Regular Session

By Representatives Kochmar and Gregory

Read first time 02/16/15. Referred to Committee on Judiciary.

1 AN ACT Relating to providing certain documents to prospective
2 tenants and buyers of a mobile home lot; and amending RCW 59.20.050.

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

4 **Sec. 1.** RCW 59.20.050 and 1999 c 359 s 4 are each amended to
5 read as follows:

6 (1) No landlord may offer a mobile home lot for rent to anyone
7 without offering a written rental agreement for a term of one year or
8 more. No landlord may offer to anyone any rental agreement for a term
9 of one year or more for which the monthly rental is greater, or the
10 terms of payment or other material conditions more burdensome to the
11 tenant, than any month-to-month rental agreement also offered to such
12 tenant or prospective tenant. Anyone who desires to occupy a mobile
13 home lot for other than a term of one year or more may have the
14 option to be on a month-to-month basis but must waive, in writing,
15 the right to such one year or more term: PROVIDED, That annually, at
16 any anniversary date of the tenancy the tenant may require that the
17 landlord provide a written rental agreement for a term of one year.
18 No landlord shall allow a mobile home, manufactured home, or park
19 model to be moved into a mobile home park in this state until a
20 written rental agreement has been signed by and is in the possession
21 of the parties: PROVIDED, That if the landlord allows the tenant to

1 move a mobile home, manufactured home, or park model into a mobile
2 home park without obtaining a written rental agreement for a term of
3 one year or more, or a written waiver of the right to a one-year term
4 or more, the term of the tenancy shall be deemed to be for one year
5 from the date of occupancy of the mobile home lot((+)).

6 (2) The requirements of subsection (1) of this section shall not
7 apply if:

8 (a) The mobile home park or part thereof has been acquired or is
9 under imminent threat of condemnation for a public works
10 project((τ))i or

11 (b) An employer-employee relationship exists between a landlord
12 and tenant((+)).

13 (3) No landlord may offer a mobile home lot for rent or sale
14 without providing the prospective tenant or buyer (a) a copy of the
15 proposed rental or sale agreement, (b) a copy of the rules and
16 regulations of the mobile home park, and (c) a copy of the
17 manufactured/mobile home landlord-tenant act (this chapter) no later
18 than three days prior to the signing of the rental or sale agreement.
19 A landlord satisfies the requirements of this subsection by providing
20 the prospective tenant or buyer a copy of each document either by
21 paper, email, or the web site where such information may be found.
22 The final rental or sales agreement must indicate that the renter or
23 buyer was provided a copy of each of the documents required under
24 this subsection and that by signing the agreement the renter or buyer
25 attests that he or she has received a copy of each of the documents
26 required under this subsection.

27 (4) The provisions of this section shall apply to any tenancy
28 upon expiration of the term of any oral or written rental agreement
29 governing such tenancy.

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