

---

SENATE BILL 6546

---

State of Washington

64th Legislature

2016 Regular Session

By Senators Roach and Hobbs

Read first time 01/25/16. Referred to Committee on Financial Institutions & Insurance.

1 AN ACT Relating to actual utility costs of a landlord under the  
2 manufactured/mobile home landlord-tenant act; amending RCW 59.20.070;  
3 and creating a new section.

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

5 **Sec. 1.** RCW 59.20.070 and 2012 c 213 s 2 are each amended to  
6 read as follows:

7 A landlord shall not:

8 (1) Deny any tenant the right to sell such tenant's mobile home,  
9 manufactured home, or park model within a park, or prohibit, in any  
10 manner, any tenant from posting on the tenant's manufactured/mobile  
11 home or park model, or on the rented mobile home lot, a commercially  
12 reasonable "for sale" sign or any similar sign designed to advertise  
13 the sale of the manufactured/mobile home or park model. In addition,  
14 a landlord shall not require the removal of the mobile home,  
15 manufactured home, or park model from the park because of the sale  
16 thereof. Requirements for the transfer of the rental agreement are in  
17 RCW 59.20.073. Nothing in this subsection prohibits a landlord from  
18 enforcing reasonable rules or restrictions regarding the placement of  
19 "for sale" signs on the tenant's manufactured/mobile home or park  
20 model, or on the rented mobile home lot, if (a) the main purpose of  
21 the rules or restrictions is to protect the safety of park tenants or



1 (6) Charge to any tenant a utility fee in excess of actual  
2 utility costs or intentionally cause termination or interruption of  
3 any tenant's utility services, including water, heat, electricity, or  
4 gas, except when an interruption of a reasonable duration is required  
5 to make necessary repairs. For purposes of this subsection, a  
6 landlord's actual utility costs include all expenses incurred by the  
7 landlord to provide the utility to the tenant, including repair,  
8 replacement, maintenance, and administrative expenses;

9 (7) Remove or exclude a tenant from the premises unless this  
10 chapter is complied with or the exclusion or removal is under an  
11 appropriate court order; or

12 (8) Prevent the entry or require the removal of a mobile home,  
13 manufactured home, or park model for the sole reason that the mobile  
14 home has reached a certain age. Nothing in this subsection shall  
15 limit a landlords' right to exclude or expel a mobile home,  
16 manufactured home, or park model for any other reason, including but  
17 not limited to, failure to comply with fire, safety, and other  
18 provisions of local ordinances and state laws relating to mobile  
19 homes, manufactured homes, and park models, as long as the action  
20 conforms to this chapter or any other relevant statutory provision.

21 NEW SECTION. **Sec. 2.** This act is remedial and curative in  
22 nature and applies retroactively.

--- END ---