
SENATE BILL 5678

State of Washington 65th Legislature 2017 Regular Session

By Senators Miloscia, Angel, Hobbs, Warnick, and Hasegawa

Read first time 02/02/17. Referred to Committee on Financial
Institutions & Insurance.

1 AN ACT Relating to eligibility for relocation assistance for
2 tenants of closed or converted mobile home parks; and amending RCW
3 59.21.021 and 59.21.005.

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

5 **Sec. 1.** RCW 59.21.021 and 2005 c 399 s 5 are each amended to
6 read as follows:

7 (1) After the effective date of this section, if a mobile home
8 park is closed or converted to another use ((after December 31, 1995,
9 eligible)), undergoes redevelopment of the park area, undergoes
10 change within its age-restricted community use, or is closed or
11 converted to rehabilitate and relocate a pre-HUD mobile home within
12 the park, tenants shall be entitled to assistance on a first-come,
13 first-serve basis. The department shall give priority for
14 distribution of relocation assistance to tenants residing in parks
15 that are closed as a result of park-owner fraud or as a result of
16 health and safety concerns as determined by the local board of
17 health. ((Payments shall be made upon the department's verification
18 of eligibility, subject to the availability of remaining funds.
19 Eligibility for relocation assistance funds is limited to low-income
20 households. As used in this section, "low-income household" means a
21 single person, family, or unrelated persons living together whose

1 ~~adjusted income is less than eighty percent of the median family~~
2 ~~income, adjusted for household size, for the county where the mobile~~
3 ~~or manufactured home is located.))~~

4 (2) Except as provided in subsection (5) of this section,
5 assistance for closures occurring after ((December 31, 1995,)) the
6 effective date of this section is limited to persons who maintain
7 ownership of and relocate their mobile home or who dispose of a home
8 not relocatable to a new site.

9 (3) Persons who removed and disposed of their mobile home or
10 maintained ownership of and relocated their mobile homes are entitled
11 to reimbursement of actual relocation expenses up to twelve thousand
12 dollars for a double-wide home and up to seven thousand five hundred
13 dollars for a single-wide home. If such mobile home was ground set in
14 the mobile home park, the tenant may collect up to two thousand five
15 hundred dollars additionally for the cost of removing the home.

16 (4) Any individual or organization may apply to receive funds
17 from the mobile home park relocation fund, for use in combination
18 with funds from public or private sources, toward relocation of
19 tenants eligible under this section. Funds received from the mobile
20 home park relocation fund shall only be used for relocation
21 assistance expenses or other mobile/manufactured home ownership
22 expenses, that include down payment assistance, if the owners are not
23 planning to relocate their mobile home as long as their original home
24 is removed from the park.

25 (5) A tenant who abandons his or her mobile home in a mobile home
26 park subject to any circumstance listed in subsection (1) of this
27 section may collect an amount equal to one-fourth of the maximum
28 allowable moving expense for that home from the mobile home park
29 relocation fund if the tenant (a) delivers to the landlord the
30 current certificate of title to the home with the notarized
31 endorsement of the owner of record together with complete releases of
32 all liens that are shown on the certificate title and (b) pays all
33 property taxes due on the home.

34 **Sec. 2.** RCW 59.21.005 and 1995 c 122 s 2 are each amended to
35 read as follows:

36 The legislature recognizes that it is quite costly to move a
37 mobile home. Many mobile home tenants need financial assistance in
38 order to move their mobile homes from a mobile home park. The purpose
39 of this chapter is to provide a mechanism for assisting mobile home

1 tenants to relocate to suitable alternative sites when the mobile
2 home park in which they reside is closed or converted to another use,
3 undergoes redevelopment of the park area, undergoes a change in its
4 age-restricted community use, or is closed or converted to
5 rehabilitate and relocate a pre-HUD mobile home within the park.

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