

ESHB 1582 - S AMD TO WM COMM AMD (S-3906.1/19) **754**

By Senator Zeiger

ADOPTED 04/17/2019

1 Beginning on page 4, line 21, strike all of section 3
2 Renumber the remaining sections consecutively and correct any
3 internal references accordingly.

4 On page 6, line 13, after "period of" strike "~~((three))~~ four"
5 and insert "three"

6 On page 6, beginning on line 35, after "utilities" strike all
7 material through "facility" on line 40 and insert "are to be charged
8 independent of the rent during the term of the rental agreement, the
9 landlord agrees to decrease the amount of the rent charged
10 proportionately"

11 On page 12, at the beginning of line 11, strike "thirty" and
12 insert "twenty"

13 On page 12, at the beginning of line 36, strike all material
14 through "years'" and insert "twelve months'"

15 On page 13, line 34, after "~~((fifteen-day))~~" strike "thirty-"
16 and insert "twenty-"

17 Beginning on page 15, line 19, strike all of section 8

18 Renumber the remaining sections consecutively and correct any
19 internal references accordingly.

20 On page 18, line 8, after "action" insert "in accordance with
21 court rule GR 15"

22 On page 18, beginning on line 34, after "date" strike all
23 material through "more" on line 35 and insert "twelve months"

24 On page 20, after line 12, insert the following:

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26 "NEW SECTION. Sec. 14. (1) The department of commerce shall
27 convene a work group to make recommendations about mobile home park

1 rental agreement terms, notices on the closure or conversion of
2 manufactured/mobile home communities, and amendments, changes, or
3 additions to mobile home park rules under chapter 59.20 RCW.

4 (2) The work group shall assess perspectives on
5 manufactured/mobile home landlord-tenant laws and policies and
6 facilitate discussions amongst relevant stakeholders representing
7 both mobile home park owners and tenants to reach agreed upon
8 recommendations.

9 (3) Specifically, the study must:

10 (a) Evaluate the impact of various rental agreement terms and
11 provide recommendations on the best option for the duration of
12 rental agreement terms;

13 (b) Evaluate the impact of various notice periods when
14 manufactured/mobile home parks are scheduled to be closed or
15 converted to another use and provide recommendations on the best
16 option for a notice period for such park closures or conversions;

17 (c) Evaluate possible approaches to increasing the amount of
18 manufactured housing communities in Washington, including siting and
19 development of new manufactured housing communities;

20 (d) Evaluate methods to incentivize and build new manufactured
21 housing community developments; and

22 (e) Evaluate the impact of various processes for amending or
23 adding to mobile home park rules, including appropriate notice
24 periods, and provide recommendations on the best process for
25 amending or adding to park rules.

26 (4) The study must begin by August 1, 2019. The department of
27 commerce must issue a final report, including the result of any
28 facilitated agreed upon recommendations, to the appropriate
29 committees of the legislature by June 30, 2020.

30 (5) This section expires January 1, 2021."
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On page 20, at the beginning of line 15, strike "59.20.050," and after "59.20.080," strike "59.20.090,"

On page 20, at the beginning of line 17, strike "and" and after "RCW" insert "creating a new section; and providing an expiration date"

EFFECT: Restores the one-year or more rental term agreement requirement.

(2) Restores the option of the landlord to provide a covenant in rental agreements that the mobile home park will not be converted to another use for a period of 3 years.

(3) Revises the requirement that landlords include a listing of utilities, services, and facilities available in the rental agreement and a statement that the rent will be decreased proportionately if a utility, service, or facility is charged independently or discontinued to utilities only and only when the utilities will be charged independent of the rent.

(3) Removes the requirement that rent increases occurring during a closure period may not be more than one percentage point above the consumer price index, housing element.

(4) Reduces the thirty-day requirement of notice to comply or vacate for a park rules violation to 20 days' notice.

(5) Reduces the 2-year or more closure notice requirement to 12 months.

(6) Modifies the "good cause" factor under the court's authority to limit dissemination of an unlawful detainer action to be in accordance with court rule GR 15.

(7) Creates a work group of manufactured housing providers and tenants to look at manufactured housing issues and report recommendations to the legislature by June 30, 2020.

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