

# FINAL BILL REPORT

## SHB 1028

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Synopsis as Enacted

C 152 L 93

**Brief Description:** Allowing live-in care at mobile home parks.

By House Committee on Trade, Economic Development & Housing  
(originally sponsored by Representatives H. Myers, Vance,  
Jones, Orr, Flemming, Springer, Shin, Dunshee and Chappell).

House Committee on Trade, Economic Development & Housing  
Senate Committee on Labor and Commerce

**Background:** The Mobile Home Landlord-Tenant Act addresses the unique characteristics of renting space for mobile homes in a mobile home park. The tenant generally owns the mobile home and is renting the land from the park owner. The act lists general provisions, defines the duties of the landlord and the remedies available to the tenant, defines the duties available to the tenant and the remedies of the landlord, and provides for mediation.

The landlord may establish reasonable rules for guests, and may charge a fee for guests that remain on the premises for more than 15 days in any 60 day period.

**Summary:** A tenant in a mobile home park may share his or her mobile home with a person over 18 years of age if that person is providing live-in home, health or hospice care as required by the tenant's physician. The live-in care provider is not considered a tenant or a guest of the park, although the live-in care provider must comply with the rules of the mobile home park, the rental agreement, and the Mobile Home Landlord-Tenant Act. The landlord may not collect a guest fee for the live-in health care provider.

**Votes on Final Passage:**

House	97	0
Senate	45	2

**Effective:** July 25, 1993