
ENGROSSED SENATE BILL 5154

State of Washington

53rd Legislature

1993 Regular Session

By Senator Winsley

Read first time 01/15/93. Referred to Committee on Labor & Commerce.

1 AN ACT Relating to mobile home rental parks; adding a new section
2 to chapter 59.20 RCW; and declaring an emergency.

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

4 NEW SECTION. **Sec. 1.** A new section is added to chapter 59.20 RCW
5 to read as follows:

6 (1) The legislature finds that some mobile home park owners
7 transfer the responsibility for the upkeep of permanent structures
8 within the mobile home park to the park tenants. This transfer
9 sometimes occurs after the permanent structures have been allowed to
10 deteriorate. Many mobile home parks consist entirely of senior
11 citizens who do not have the financial resources or physical capability
12 to make the necessary repairs to these structures once they have fallen
13 into disrepair. The inability of the tenants to maintain permanent
14 structures can lead to significant safety hazards to the tenants as
15 well as to visitors to the mobile home park. The legislature therefore
16 finds and declares that it is in the public interest and necessary for
17 the public health and safety to prohibit mobile home park owners from
18 transferring the duty to maintain permanent structures in mobile home
19 parks to the tenants.

1 (2) A mobile home park owner is prohibited from transferring
2 responsibility for the maintenance or care of permanent structures
3 within the mobile home park to the tenants of the park. A provision
4 within a rental agreement or other document transferring responsibility
5 for the maintenance or care of permanent structures within the mobile
6 home park to the park tenants is void.

7 (3) A "permanent structure" for purposes of this section includes
8 the clubhouse, carports, storage sheds, or other permanent structure.
9 A permanent structure does not include structures built or affixed by
10 a tenant. A permanent structure includes only those structures that
11 were provided as amenities to the park tenants.

12 (4) Nothing in this section shall be construed to prohibit a park
13 owner from requiring a tenant to maintain his or her mobile home or
14 yard. Nothing in this section shall be construed to prohibit a park
15 owner from transferring responsibility for the maintenance or care of
16 permanent structures within the mobile home park to an organization of
17 park tenants or to an individual park tenant when requested by the
18 tenant organization or individual tenant.

19 NEW SECTION. **Sec. 2.** This act is necessary for the immediate
20 preservation of the public peace, health, or safety, or support of the
21 state government and its existing public institutions, and shall take
22 effect immediately.

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