
SENATE BILL 5650

State of Washington

53rd Legislature

1993 Regular Session

By Senator Moore

Read first time 02/08/93. Referred to Committee on Labor & Commerce.

1 AN ACT Relating to retaliatory evictions by landlords; and amending
2 RCW 59.20.070.

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

4 **Sec. 1.** RCW 59.20.070 and 1987 c 253 s 1 are each amended to read
5 as follows:

6 A landlord shall not:

7 (1) Deny any tenant the right to sell such tenant's mobile home
8 within a park or require the removal of the mobile home from the park
9 because of the sale thereof. Requirements for the transfer of the
10 rental agreement are in RCW 59.20.073;

11 (2) Restrict the tenant's freedom of choice in purchasing goods or
12 services but may reserve the right to approve or disapprove any
13 exterior structural improvements on a mobile home space: PROVIDED,
14 That door-to-door solicitation in the mobile home park may be
15 restricted in the rental agreement;

16 (3) Prohibit meetings by tenants of the mobile home park to discuss
17 mobile home living and affairs, conducted at reasonable times and in an
18 orderly manner on the premises, nor penalize any tenant for
19 participation in such activities;

1 (4) Evict a tenant, threaten to evict a tenant, terminate a rental
2 agreement, decline to renew a rental agreement, increase rental or
3 other tenant obligations, decrease services, or modify park rules in
4 retaliation for any of the following actions on the part of a tenant
5 taken in good faith:

6 (a) Filing a complaint with any state, county, or municipal
7 governmental authority relating to any alleged violation by the
8 landlord of an applicable statute, regulation, or ordinance;

9 (b) Requesting the landlord to comply with the provision of this
10 chapter or other applicable statute, regulation, or ordinance of the
11 state, county, or municipality;

12 (c) Filing suit against the landlord for any reason;

13 (d) Participation or membership in any homeowners association or
14 group;

15 (5) Charge to any tenant a utility fee in excess of actual utility
16 costs or intentionally cause termination or interruption of any
17 tenant's utility services, including water, heat, electricity, or gas,
18 except when an interruption of a reasonable duration is required to
19 make necessary repairs;

20 (6) Remove or exclude a tenant from the premises unless this
21 chapter is complied with or the exclusion or removal is under an
22 appropriate court order; or

23 (7) Prevent the entry or require the removal of a mobile home for
24 the sole reason that the mobile home has reached a certain age.
25 Nothing in this subsection shall limit a landlords' right to exclude or
26 expel a mobile home for any other reason provided such action conforms
27 to chapter 59.20 RCW or any other statutory provision.

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