

6593

Sponsor(s): Senators Prentice, Carlson, Keiser, T. Sheldon and Winsley

Brief Description: Prohibiting discrimination against consumers' choices in housing.

**SB 6593 - DIGEST**

(DIGEST AS ENACTED)

Finds that: Congress has preempted the regulation by the states of manufactured housing construction standards through adoption of construction standards for manufactured housing (42 U.S.C. Sec. 5401-5403); and this federal regulation is equivalent to the state's uniform building code.

Finds that congress has declared that: (1) Manufactured housing plays a vital role in meeting the housing needs of the nation; and

(2) Manufactured homes provide a significant resource for affordable homeownership and rental housing accessible to all Americans (42 U.S.C. Sec. 5401-5403).

Declares an intent to protect the consumers' rights to choose among a number of housing construction alternatives without restraint of trade or discrimination by local governments.

Provides that a city or town may not enact any statute or ordinance that has the effect, directly or indirectly, of discriminating against consumers' choices in the placement or use of a home in such a manner that is not equally applicable to all homes. Homes built to 42 U.S.C. Sec. 5401-5403 standards (as amended in 2000) must be regulated for the purposes of siting in the same manner as site built homes, factory built homes, or homes built to any other state construction or local design standard.

Declares however, any city or town may require that: (1) A manufactured home be a new manufactured home;

(2) The manufactured home be set upon a permanent foundation, as specified by the manufacturer, and that the space from the bottom of the home to the ground be enclosed by concrete or an approved concrete product which can be either load bearing or decorative;

(3) The manufactured home comply with all local design standards applicable to all other homes within the neighborhood in which the manufactured home is to be located;

(4) The home is thermally equivalent to the state energy code; and

(5) The manufactured home otherwise meets all other requirements for a designated manufactured home as defined in RCW 35.63.160.

Declares that this act does not override any legally recorded covenants or deed restrictions of record.

Does not affect the authority granted under chapter 43.22 RCW.