

# SENATE BILL REPORT

## SHB 1393

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As Reported By Senate Committee On:  
Financial Institutions, Housing & Consumer Protection, March 29, 2005

**Title:** An act relating to movement of mobile homes.

**Brief Description:** Regulating movement of older mobile homes.

**Sponsors:** House Committee on Housing (originally sponsored by Representatives Buri, Grant, Cox, B. Sullivan, Condotta, Dunshee and Chase).

**Brief History:** Passed House: 3/09/05, 96-0.

**Committee Activity:** Financial Institutions, Housing & Consumer Protection: 3/24/05, 3/29/05 [DPA].

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### SENATE COMMITTEE ON FINANCIAL INSTITUTIONS, HOUSING & CONSUMER PROTECTION

**Majority Report:** Do pass as amended.

Signed by Senators Fairley, Chair; Berkey, Vice Chair; Brandland, Delvin, Franklin, Keiser, Prentice, Schmidt and Spanel.

**Staff:** Jennifer Arnold (786-7471)

**Background:** There are concerns that mobile homes constructed prior to 1976, in general, pose health and safety risks, if not in compliance with the Department of Labor and Industries' safety rules. It is further believed that the sale of mobile homes posing such risks can be preemptively curtailed by regulations that address the transportation of mobile homes that do not meet Labor and Industries' standards.

Currently, in order to transport a mobile home on a state public highway, special permits must be obtained from the Department of Transportation and local authorities, along with payment of a fee.

The Department of Community, Trade, and Economic Development (CTED) administers applications for reimbursement of mobile home relocation expenses. These expenses are paid from the mobile home park relocation fund. The source of the fund's income and administration costs is a \$100 title transfer fee paid the buyers of mobile homes, which are more than one year old and sold for at least \$5,000. An eligible tenant may apply for reimbursement of actual expenses, for a maximum of \$7,000 for a double-wide home and \$3,500 for a single-wide home.

**Summary of Amended Bill:** Additional requirements are created for the transportation along state public highways of mobile homes constructed prior to 1976. These new requirements provide that a transporter must obtain one of the following: (1) a certificate from the Department of Labor and Industries (L&I) that the mobile home was inspected for fire safety; (2) a signed affidavit that the mobile home is being moved by the owner for his or her

continued use or occupation; or (3) a copy of the title, along with a signed affidavit that the mobile home is being transferred for disposal. Any mobile home that is taken to a disposal facility must be removed by the county treasurer from the assessment rolls. A mobile home that fails L&I's fire inspection may be transported; however, L&I must develop a system for notifying the county to which the home is destined.

L&I is required to adopt safety rules for pre-1976 mobile homes for the purpose of implementing existing statutes that prohibit the sale or lease of older mobile homes that do not meet the L&I's safety standards.

To inform buyers of pre-1976 mobile homes of existing local regulations, the seller must provide a signed affidavit, stating that if the home fails to meet federal or L&I safety and fire standards, the local government may deny a siting permit.

The reimbursement amounts for mobile home relocation assistance, provided for under the Mobile Home Relocation Act, are increased from \$7,000 to \$12,000 for a double-wide home and from \$3,500 to \$7,500 for a single-wide home.

**Amended Bill Compared to Original Bill:** The provisions regarding reimbursement for mobile home relocation assistance are added. To improve administrative efficiency, any mobile home that is taken to a disposal facility must be removed by the county treasurer from the assessment rolls. A technical correction is made, clarifying the date on which the U.S. Department of Housing and Urban Development's safety standards became effective.

**Appropriation:** None.

**Fiscal Note:** Available on original bill. Requested on substitute house bill on March 25, 2005.

**Committee/Commission/Task Force Created:** No.

**Effective Date:** Ninety days after adjournment of session in which bill is passed.

**Testimony For:** This bill is necessary to provide that homes that do not meet safety standards and therefore, cannot get a local siting permit, do not end up sold and later abandoned. The language of this bill has been agreed to by all parties involved.

**Testimony Against:** None.

**Who Testified:** PRO: Jim Potts, Rural Counties.