
SENATE BILL 5233

State of Washington

63rd Legislature

2013 Regular Session

By Senators Hobbs, Carrell, Rolfes, Conway, and Dammeier

Read first time 01/24/13. Referred to Committee on Financial Institutions, Housing & Insurance.

1 AN ACT Relating to establishing a training program for managers of
2 manufactured housing communities; adding a new chapter to Title 59 RCW;
3 prescribing penalties; providing an effective date; and providing a
4 contingent effective date.

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

6 NEW SECTION. **Sec. 1.** The purpose of this chapter is to establish
7 a training program for managers of manufactured housing communities.

8 NEW SECTION. **Sec. 2.** The definitions in this section apply
9 throughout this chapter unless the context clearly requires otherwise.

10 (1) "Manufactured housing community" has the same meaning as
11 provided in RCW 59.20.030.

12 (2) "Manufactured housing community management" means those
13 actions, functions, or duties related to the management of a
14 manufactured housing community including, but not limited to, the
15 collection of rent and other charges, renting mobile home lots, the
16 enforcement of the terms of tenancy, and the implementation of landlord
17 and tenant duties and responsibilities under chapter 59.20 RCW.

1 (3) "Manufactured housing community manager" means a person who
2 performs manufactured housing community management, and is required to
3 be trained under this chapter to perform manufactured housing community
4 management services.

5 NEW SECTION. **Sec. 3.** (1) A person must not manage a manufactured
6 housing community in this state beyond the grace period identified in
7 subsection (3) of this section until the person has received
8 manufactured housing community manager training in accordance with this
9 chapter.

10 (2) An owner of a manufactured housing community is not required to
11 be trained under this chapter if the owner employs a resident manager,
12 property manager, or independent contract manager trained under this
13 chapter to perform manufactured housing community management duties.

14 (3) If a person becomes a manufactured housing community manager
15 and has not previously received manufactured housing community manager
16 training as required in this chapter, the person must complete
17 manufactured housing community manager training within one year of
18 beginning employment.

19 NEW SECTION. **Sec. 4.** (1) Any person required to be trained as a
20 manufactured housing community manager must acquire a certificate of
21 completion of training from an approved manufactured housing community
22 manager training program.

23 (2) The certificate of completion of training must:

- 24 (a) Be made available for view by the public; and
- 25 (b) Indicate that the person has satisfactorily completed a minimum
26 of four hours of manufactured housing community manager training as
27 prescribed under subsection (4) of this section.

28 (3) A certificate of completion of training is effective upon the
29 date of issue and is valid for one year.

30 (4) A minimum of four hours of manufactured housing community
31 manager training is required annually.

32 NEW SECTION. **Sec. 5.** (1) Any statewide nonprofit association
33 exclusively representing manufactured housing communities may
34 administer the manufactured housing community manager training courses

1 as required under this chapter. The association may set and charge a
2 fee for the training courses.

3 (2) Any statewide nonprofit association performing the manufactured
4 housing community manager training must develop the curriculum of the
5 training course with approval from the advisory council on manufactured
6 housing community manager training.

7 (3) Any association performing manufactured housing community
8 manager training must issue certificates of completion of training to
9 qualified training attendees, and must maintain a list of the names of
10 attendees completing the manufactured housing community manager
11 training to be made available to the public.

12 NEW SECTION. **Sec. 6.** (1) An advisory council on manufactured
13 housing community manager training is created. The council must
14 consist of four members as follows: Two members of the council must be
15 current residents of manufactured housing communities who own their own
16 homes; and two members must be owners of manufactured housing
17 communities.

18 (2) The resident members of the advisory council must be selected
19 by statewide associations exclusively representing manufactured housing
20 community tenants. The owner members of the advisory council must be
21 selected by statewide associations exclusively representing
22 manufactured housing community owners. Terms for council members are
23 four years.

24 (3) Members of the advisory council must serve without
25 compensation, but are entitled to receive reimbursement for travel
26 expenses as provided by law.

27 (4) The advisory council must:

28 (a) Review and approve the curriculum of the manufactured housing
29 community manager training program; and

30 (b) Meet at the call of its chair, at the request of a majority of
31 its membership, a minimum of once per year.

32 NEW SECTION. **Sec. 7.** The manufactured/mobile home dispute
33 resolution program created under RCW 59.30.030, in consultation with
34 the advisory council on manufactured housing community manager
35 training, may enforce this chapter and must facilitate the maintenance

1 of a listing composed of those individuals who have successfully
2 completed manufactured housing community manager training.

3 NEW SECTION. **Sec. 8.** No government agency, trade association, or
4 instructor of the manufactured housing community manager training
5 program is responsible for the conduct of a landlord, manager, owner,
6 or other person attending manufactured housing community manager
7 training under this chapter. This section does not create a cause of
8 action against any government agency, trade association, or instructor
9 of the manufactured housing community manager training program related
10 to manufactured housing community manager training.

11 NEW SECTION. **Sec. 9.** No government agency, trade association,
12 instructor of the manufactured housing community manager training
13 program, or member of the advisory council on manufactured housing
14 community manager training is responsible for the conduct of any person
15 required to comply with this chapter. This section does not create a
16 cause of action against any government agency, trade association,
17 instructor of the manufactured housing community manager training
18 program, or member of the advisory council on manufactured housing
19 community manager training for a violation of this chapter by any
20 person required to comply with this chapter.

21 NEW SECTION. **Sec. 10.** A violation of this chapter is a class 1
22 civil infraction under RCW 7.80.120.

23 NEW SECTION. **Sec. 11.** If any provision of this act or its
24 application to any person or circumstance is held invalid, the
25 remainder of the act or the application of the provision to other
26 persons or circumstances is not affected.

27 NEW SECTION. **Sec. 12.** Sections 3 through 5 of this act take
28 effect July 1, 2014, or six months after review and approval of the
29 initial curriculum for the manufactured housing community manager
30 training program by the advisory council on manufactured housing
31 community manager training under section 6(4) of this act, whichever
32 occurs later.

1 NEW SECTION. **Sec. 13.** Except for sections 3 through 5 of this
2 act, this act takes effect August 1, 2013.

3 NEW SECTION. **Sec. 14.** Sections 1 through 13 of this act
4 constitute a new chapter in Title 59 RCW.

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