

SSB 6059 - H COMM AMD
By Committee on Housing

ADOPTED 02/29/2024

1 Strike everything after the enacting clause and insert the
2 following:

3 "Sec. 1. RCW 59.20.030 and 2023 c 40 s 2 are each amended to
4 read as follows:

5 For purposes of this chapter:

6 (1) "Abandoned" as it relates to a mobile home, manufactured
7 home, or park model owned by a tenant in a mobile home park, mobile
8 home park cooperative, or mobile home park subdivision or tenancy in
9 a mobile home lot means the tenant has defaulted in rent and by
10 absence and by words or actions reasonably indicates the intention
11 not to continue tenancy;

12 (2) "Active duty" means service authorized by the president of
13 the United States, the secretary of defense, or the governor for a
14 period of more than (~~thirty~~) 30 consecutive days;

15 (3) "Community land trust" means a private, nonprofit, community-
16 governed, and/or membership corporation whose mission is to acquire,
17 hold, develop, lease, and steward land for making homes, farmland,
18 gardens, businesses, and other community assets permanently
19 affordable for current and future generations. A community land
20 trust's bylaws prescribe that the governing board is comprised of
21 individuals who reside in the community land trust's service area,
22 one-third of whom are currently, or could be, community land trust
23 leaseholders;

24 (4) "Eligible organization" includes community land trusts,
25 resident nonprofit cooperatives, local governments, local housing
26 authorities, nonprofit community or neighborhood-based organizations,
27 federally recognized Indian tribes in the state of Washington, and
28 regional or statewide nonprofit housing assistance organizations,
29 whose mission aligns with the long-term preservation of the
30 manufactured/mobile home community;

1 (5) "Housing and low-income assistance organization" means an
2 organization that provides tenants living in mobile home parks,
3 manufactured housing communities, and manufactured/mobile home
4 communities with information about their rights and other pertinent
5 information;

6 (6) "Housing authority" or "authority" means any of the public
7 body corporate and politic created in RCW 35.82.030;

8 (7) "Landlord" or "owner" means the owner of a mobile home park
9 and includes the agents of the owner;

10 (8) "Local government" means a town government, city government,
11 code city government, or county government in the state of
12 Washington;

13 (9) "Manufactured home" means a single-family dwelling built
14 according to the United States department of housing and urban
15 development manufactured home construction and safety standards act,
16 which is a national preemptive building code. A manufactured home
17 also: (a) Includes plumbing, heating, air conditioning, and
18 electrical systems; (b) is built on a permanent chassis; and (c) can
19 be transported in one or more sections with each section at least
20 eight feet wide and 40 feet long when transported, or when installed
21 on the site is three hundred twenty square feet or greater;

22 (10) "Manufactured/mobile home" means either a manufactured home
23 or a mobile home;

24 (11) "Mobile home" means a factory-built dwelling built prior to
25 June 15, 1976, to standards other than the United States department
26 of housing and urban development code, and acceptable under
27 applicable state codes in effect at the time of construction or
28 introduction of the home into the state. Mobile homes have not been
29 built since the introduction of the United States department of
30 housing and urban development manufactured home construction and
31 safety act;

32 (12) "Mobile home lot" means a portion of a mobile home park or
33 manufactured housing community designated as the location of one
34 mobile home, manufactured home, or park model and its accessory
35 buildings, and intended for the exclusive use as a primary residence
36 by the occupants of that mobile home, manufactured home, or park
37 model;

38 (13) "Mobile home park cooperative" or "manufactured housing
39 cooperative" means real property consisting of common areas and two
40 or more lots held out for placement of mobile homes, manufactured

1 homes, or park models in which both the individual lots and the
2 common areas are owned by an association of shareholders which leases
3 or otherwise extends the right to occupy individual lots to its own
4 members;

5 (14) "Mobile home park subdivision" or "manufactured housing
6 subdivision" means real property, whether it is called a subdivision,
7 condominium, or planned unit development, consisting of common areas
8 and two or more lots held for placement of mobile homes, manufactured
9 homes, or park models in which there is private ownership of the
10 individual lots and common, undivided ownership of the common areas
11 by owners of the individual lots;

12 (15) "Mobile home park," "manufactured housing community," or
13 "manufactured/mobile home community" means any real property which is
14 rented or held out for rent to others for the placement of two or
15 more mobile homes, manufactured homes, or park models for the primary
16 purpose of production of income, except where such real property is
17 rented or held out for rent for seasonal recreational purpose only
18 and is not intended for year-round occupancy;

19 (16) "Notice of opportunity to compete to purchase" means a
20 notice required under RCW 59.20.325;

21 (17) "Notice of sale" means a notice required under RCW 59.20.300
22 to be delivered to all tenants of a manufactured/mobile home
23 community and other specified parties within 14 days after the date
24 on which any advertisement, listing, or public or private notice is
25 first made advertising that a manufactured/mobile home community or
26 the property on which it sits is for sale or lease. A delivered
27 notice of opportunity to compete to purchase acts as a notice of
28 sale;

29 (18) "Occupant" means any person, including a live-in care
30 provider, other than a tenant, who occupies a mobile home,
31 manufactured home, or park model and mobile home lot;

32 (19) "Orders" means written official military orders, or any
33 written notification, certification, or verification from the service
34 member's commanding officer, with respect to the service member's
35 current or future military status;

36 (20) "Park model" means a recreational vehicle intended for
37 permanent or semi-permanent installation and is used as a primary
38 residence;

39 (21) "Permanent change of station" means: (a) Transfer to a unit
40 located at another port or duty station; (b) change of a unit's home

1 port or permanent duty station; (c) call to active duty for a period
2 not less than 90 days; (d) separation; or (e) retirement;

3 (22) "Qualified sale of manufactured/mobile home community" means
4 the sale, as defined in RCW 82.45.010, of land and improvements
5 comprising a manufactured/mobile home community that is transferred
6 in a single purchase to a qualified tenant organization or to an
7 eligible organization for the purpose of preserving the property as a
8 manufactured/mobile home community;

9 (23) "Qualified tenant organization" means a formal organization
10 of tenants within a manufactured/mobile home community, with the only
11 requirement for membership consisting of being a tenant. If a
12 majority of the tenants, based on home sites within the manufactured/
13 mobile home community, agree that they want to preserve the
14 manufactured/mobile home community then they will appoint a
15 spokesperson to represent the wishes of the qualified tenant
16 organization to the landlord and the landlord's representative;

17 (24) "Recreational vehicle" means a travel trailer, motor home,
18 truck camper, or camping trailer that is primarily designed and used
19 as temporary living quarters, is either self-propelled or mounted on
20 or drawn by another vehicle, is transient, is not occupied as a
21 primary residence, and is not immobilized or permanently affixed to a
22 mobile home lot;

23 (25) "Resident nonprofit cooperative" means a nonprofit
24 cooperative corporation formed by a group of manufactured/mobile home
25 community residents for the purpose of acquiring the manufactured/
26 mobile home community in which they reside and converting the
27 manufactured/mobile home community to a mobile home park cooperative
28 or manufactured housing cooperative;

29 (26) "Service member" means an active member of the United States
30 armed forces, a member of a military reserve component, or a member
31 of the national guard who is either stationed in or a resident of
32 Washington state;

33 (27) "Tenant" means any person, except a transient, who rents a
34 mobile home lot;

35 (28) "Transient" means a person who rents a mobile home lot for a
36 period of less than one month for purposes other than as a primary
37 residence.

38 **Sec. 2.** RCW 59.20.325 and 2023 c 40 s 8 are each amended to read
39 as follows:

1 (1) An owner shall give written notice of an opportunity to
2 compete to purchase indicating the owner's interest in selling the
3 manufactured/mobile home community before the owner markets the
4 manufactured/mobile home community for sale or includes the sale of
5 the manufactured/mobile home community in a multiple listing, and
6 when the owner receives an offer to purchase that the owner intends
7 to consider unless that offer is received during the process under
8 RCW 59.20.330.

9 (2) The owner shall give the notice in subsection (1) of this
10 section by certified mail or personal delivery to:

11 (a) All tenants of the manufactured/mobile home community;

12 (b) A qualified tenant organization, if there is an existing
13 qualified tenant organization within the manufactured/mobile home
14 community;

15 (c) The department of commerce; and

16 (d) The Washington state housing finance commission.

17 (3) The notice required in subsection (1) of this section must
18 include:

19 (a) The date that the notice was mailed by certified mail or
20 personally delivered to all recipients set forth in subsection (2) of
21 this section;

22 (b) A statement that the owner is considering selling the
23 manufactured/mobile home community or the property on which it sits;

24 ~~((b))~~ (c) A statement that the tenants, through a qualified
25 tenant organization representing a majority of the tenants in the
26 community, based on home sites, or an eligible organization, have an
27 opportunity to compete to purchase the manufactured/mobile home
28 community;

29 ~~((e))~~ (d) A statement that in order to compete to purchase the
30 manufactured/mobile home community, within 70 days after ~~((delivery))~~
31 the certified mailing or personal delivery date stated in accordance
32 with (a) of this subsection of the notice of the owner's interest in
33 selling the manufactured/mobile home community, the tenants must form
34 or identify a single qualified tenant organization for the purpose of
35 purchasing the manufactured/mobile home community and notify the
36 owner in writing of:

37 (i) The tenants' interest in competing to purchase the
38 manufactured/mobile home community; and

1 (ii) The name and contact information of the representative or
2 representatives of the qualified tenant organization with whom the
3 owner may communicate about the purchase; and

4 (~~(d)~~) (e) A statement that information about purchasing a
5 manufactured/mobile home community is available from the department
6 of commerce.

7 (4) The representative or representatives of the tenants
8 committee will be able to request park operating expenses described
9 in RCW 59.20.330 from the owner within a (~~(15-day)~~) 20-day
10 information period following delivery of the qualified tenant
11 organization's notice to the owner indicating interest in competing
12 to purchase the manufactured/mobile home community.

13 (5) An eligible organization may also compete to purchase and is
14 subject to the same time constraints and applicable conditions as a
15 qualified tenant organization.

16 **Sec. 3.** RCW 59.20.330 and 2023 c 40 s 9 are each amended to read
17 as follows:

18 (1) Within 70 days after (~~(delivery of)~~) the certified mailing or
19 personal delivery date stated in the notice of the opportunity to
20 compete to purchase the manufactured/mobile home community described
21 in RCW 59.20.325, if the tenants choose to compete to purchase the
22 manufactured/mobile home community in which the tenants reside, the
23 tenants must notify the owner in writing of:

24 (a) The tenants' interest in competing to purchase the
25 manufactured/mobile home community;

26 (b) Their formation or identification of a single qualified
27 tenant organization made up of a majority of the tenants in the
28 community, based on home sites, formed for the purpose of purchasing
29 the manufactured/mobile home community; and

30 (c) The name and contact information of the representative or
31 representatives of the qualified tenant organization with whom the
32 owner may communicate about the purchase.

33 (2) The tenants may only have one qualified tenant organization
34 for the purpose of purchasing the manufactured/mobile home community,
35 but they may partner with a nonprofit or a housing authority to act
36 with or for them subject to the same timelines, duties, and
37 obligations that would apply to tenants and qualified tenant
38 organizations under chapter 40, Laws of 2023.

1 (3) Within (~~15~~) 20 days following delivery of the notice in
2 subsection (1) of this section from the tenants to the owner:

3 (a) The designated representative or representatives of the
4 qualified tenant organization may make a written request to the owner
5 for:

6 (i) The asking price for the manufactured/mobile home community,
7 if any; (~~and~~) or

8 (ii) Financial information relating to the operating expenses of
9 the manufactured/mobile home community in order to assist them in
10 making an offer to purchase the park;

11 (b) The owner may make a written request to the designated
12 representative or representatives of the qualified tenant
13 organization for proof of intent to fund a sale;

14 (c) All written requests made pursuant to this subsection must be
15 fulfilled within 21 days from receipt unless otherwise agreed by the
16 qualified tenant organization and the owner;

17 (d) Unless waived by the provider, information provided pursuant
18 to this subsection shall be kept confidential, and a list must be
19 created of persons with whom the tenants may share information who
20 will also keep provided information confidential, including any of
21 the following persons that are either seeking to purchase the
22 manufactured/mobile home community on behalf of the tenants or
23 assisting the qualified tenant organization in evaluating or
24 purchasing the manufactured/mobile home community:

25 (i) A nonprofit organization or a housing authority;

26 (ii) An attorney or other licensed professional or adviser; and

27 (iii) A financial institution.

28 (4) Within 21 days after delivery of the information described in
29 subsection (3)(a) of this section, if the tenants choose to continue
30 competing to purchase the manufactured/mobile home community, the
31 tenants must:

32 (a) Form a resident nonprofit cooperative that is legally capable
33 of purchasing real property or associate with a nonprofit corporation
34 or housing authority that is legally capable of purchasing the
35 manufactured/mobile home community in which the tenants reside; and

36 (b) Submit to the owner a written offer to purchase the
37 manufactured/mobile home community, in the form of a proposed
38 purchase and sale agreement, and either a copy of the articles of
39 incorporation of the corporate entity or other evidence of the legal
40 capacity of the formed or associated corporate entity, nonprofit

1 corporation, or housing authority to purchase real property and the
2 manufactured/mobile home community.

3 (5) (a) Within 10 days of receiving the tenants' purchase and sale
4 agreement, the owner may accept the offer, reject the offer, or
5 submit a counteroffer.

6 (b) If the parties reach agreement on the purchase, the purchase
7 and sale agreement must specify the price, due diligence duties,
8 schedules, timelines, conditions, and any extensions.

9 (c) If the offer is rejected, then the owner must provide a
10 written explanation of why the offer is being rejected and what terms
11 and conditions might be included in a subsequent offer for the
12 landlord to potentially accept it, if any. The price, terms, and
13 conditions of an acceptable offer stated in the response must be
14 universal and applicable to all potential buyers and must not be
15 specific to and prohibitive of a qualified tenant organization or
16 eligible organization making a successful offer to purchase the park.

17 (d) If the tenants do not: (i) Act as required within the time
18 periods described in chapter 40, Laws of 2023; (ii) violate the
19 confidentiality agreement described in this section; or (iii) reach
20 agreement on a purchase with the owner, the owner is not obligated to
21 take additional action under chapter 40, Laws of 2023 and may record
22 an affidavit pursuant to RCW 59.20.345.

23 (6) An eligible organization acting on its own behalf is also
24 subject to the same requirements and applicable conditions as those
25 set out in this section.

26 **Sec. 4.** RCW 59.20.335 and 2023 c 40 s 10 are each amended to
27 read as follows:

28 (1) During the process described in RCW 59.20.325 and 59.20.330,
29 the parties shall act in good faith and in a commercially reasonable
30 manner, which includes a duty for the tenants to notify the owner
31 promptly if there is no intent to purchase the manufactured/mobile
32 home community or the property on which it sits. The parties have an
33 overall duty to act in good faith. With respect to negotiation, this
34 overall duty of good faith requirement means that the owner must
35 allow the tenants to develop an offer, must give their offer
36 reasonable consideration, and to further competition, must inform
37 ~~((the tenants if a higher))~~ any qualified tenant organization,
38 eligible organizations, and competing potential buyers participating
39 in negotiations upon receipt if a preferred offer is submitted.

1 Furthermore, the owner may not deny residents the same access to the
2 community and to information, such as operating expenses and rent
3 rolls, that the landowner would give to a commercial buyer. With
4 respect to financial information, all parties shall agree to keep
5 this information confidential.

6 (2) Except as provided in RCW 59.20.340(1), before selling a
7 manufactured/mobile home community to an entity that is not formed by
8 or associated with the tenants, or to an eligible organization, the
9 owner of the manufactured/mobile home community must give the notice
10 required by RCW 59.20.325 and comply with the requirements of RCW
11 59.20.330.

12 (3) A minor error in providing the notice required by RCW
13 59.20.325 or in providing operating expenses information required by
14 RCW 59.20.330 does not prevent the owner from selling the
15 manufactured/mobile home community to an entity that is not formed by
16 or associated with the tenants and does not cause the owner to be
17 liable to the tenants for damages or a penalty.

18 (4) During the process described in RCW 59.20.325 and 59.20.330,
19 the owner may seek, negotiate with, or enter into a contract subject
20 to the rights of the tenants in chapter 40, Laws of 2023 with
21 potential purchasers other than the tenants or an entity formed by or
22 associated with the tenants or another eligible organization.

23 (5) If the owner does not comply with the requirements of chapter
24 40, Laws of 2023 in a substantial way that prevents the tenants or an
25 eligible organization from competing to purchase the manufactured/
26 mobile home community, the tenants or eligible organization may:

27 (a) Obtain injunctive relief to prevent a sale or transfer to an
28 entity that is not formed by or associated with the tenants; and

29 (b) Recover actual damages not to exceed twice the monthly rent
30 from the owner for each tenant.

31 (6) If a party misuses or discloses, in a substantial way,
32 confidential information in violation of RCW 59.20.330, that party
33 may recover actual damages from the other party.

34 (7) The department of commerce shall prepare and make available
35 information for tenants about purchasing a manufactured dwelling or
36 manufactured/mobile home community.

37 **Sec. 5.** RCW 59.20.080 and 2023 c 40 s 5 are each amended to read
38 as follows:

1 (1) A landlord shall not terminate or fail to renew a tenancy of
2 a tenant or the occupancy of an occupant, of whatever duration except
3 for one or more of the following reasons:

4 (a) In accordance with RCW 59.20.045(6), substantial violation,
5 or repeated or periodic violations, of an enforceable rule of the
6 mobile home park as established by the landlord at the inception of
7 or during the tenancy or for violation of the tenant's duties as
8 provided in RCW 59.20.140. The tenant shall be given written notice
9 to cease the rule violation immediately. The notice shall state that
10 failure to cease the violation of the rule or any subsequent
11 violation of that or any other rule shall result in termination of
12 the tenancy, and that the tenant shall vacate the premises within
13 (~~twenty~~) 20 days: PROVIDED, That for a periodic violation the
14 notice shall also specify that repetition of the same violation shall
15 result in termination: PROVIDED FURTHER, That in the case of a
16 violation of a "material change" in park rules with respect to pets,
17 tenants with minor children living with them, or recreational
18 facilities, the tenant shall be given written notice under this
19 chapter of a six month period in which to comply or vacate;

20 (b) Nonpayment of rent or other charges specified in the rental
21 agreement, upon 14 days written notice to pay rent and/or other
22 charges or to vacate;

23 (c) Conviction of the tenant of a crime, commission of which
24 threatens the health, safety, or welfare of the other mobile home
25 park tenants. The tenant shall be given written notice of a 15-day
26 period in which to vacate;

27 (d) Failure of the tenant to comply with local ordinances and
28 state laws and regulations relating to mobile homes, manufactured
29 homes, or park models or mobile home, manufactured homes, or park
30 model living within a reasonable time after the tenant's receipt of
31 notice of such noncompliance from the appropriate governmental
32 agency;

33 (e) Change of land use of the mobile home park including, but not
34 limited to, closure of the mobile home park or conversion to a use
35 other than for mobile homes, manufactured homes, or park models or
36 conversion of the mobile home park to a mobile home park cooperative
37 or mobile home park subdivision. The landlord shall give the tenants
38 two years' notice, in the form of a closure notice meeting the
39 requirements of RCW 59.21.030, in advance of the effective date of

1 such change. The two-year closure notice requirement does not apply
2 if:

3 (i) The mobile home park or manufactured housing community has
4 been acquired for or is under imminent threat of condemnation;

5 (ii) The mobile home park or manufactured housing community is
6 sold or transferred to a county in order to reduce conflicting
7 residential uses near a military installation;

8 (iii) The mobile home park or manufactured housing community is
9 sold to an eligible organization;

10 (iv) The landlord provides relocation assistance of at least
11 \$15,000 for a multisection home or of at least \$10,000 for a single
12 section home, establishes a simple, straightforward, and timely
13 process for compensating the tenants for the loss of their homes and
14 actually compensates the tenants for the loss of their homes, at the
15 greater of 50 percent of their assessed market value in the tax year
16 prior to the notice of closure being issued, or \$5,000, at any point
17 during the closure notice period and prior to a change of use or sale
18 of the property. At such time as the compensation is paid, the tenant
19 shall be given written notice of at least 12 months in which to
20 vacate that includes department of commerce contact information, as
21 provided by the department of commerce, identifying financial and
22 technical assistance programs available to support eligible tenant
23 relocation activities, and the tenant shall continue to pay rent for
24 as much time as he or she remains in the mobile home park or
25 manufactured housing community. Nothing in this subsection (1)(e)(iv)
26 prevents a tenant from relocating his or her home out of the mobile
27 home park or manufactured housing community pursuant to chapter 59.21
28 RCW. In the event that a home remains in the mobile home park or
29 manufactured housing community after a tenant vacates, the landlord
30 shall be responsible for its demolition or disposal. A landlord is
31 still eligible for demolition and disposal costs pursuant to RCW
32 59.21.021. Homeowners who receive payments or financial assistance
33 from landlords as described in this subsection (1)(e)(iv) remain
34 eligible to receive other state assistance for which they may be
35 eligible including, but not limited to, relocation assistance funds
36 pursuant to RCW 59.21.021; or

37 (v) The landlord provides relocation assistance of at least
38 \$15,000 for a multisection home and of at least \$10,000 for a single
39 section home at any point during the closure notice period and prior
40 to a change of use or sale of the property. At such time as the

1 assistance is paid, the tenant shall be given written notice of at
2 least 18 months in which to vacate that includes department of
3 commerce contact information, as provided by the department of
4 commerce, identifying financial and technical assistance programs
5 available to support eligible tenant relocation activities, and the
6 tenant shall continue to pay rent for as much time as he or she
7 remains in the mobile home park or manufactured housing community.
8 Nothing in this subsection (1)(e)(v) prevents a tenant from
9 relocating his or her home out of the mobile home park or
10 manufactured housing community pursuant to chapter 59.21 RCW. In the
11 event that a home remains in the mobile home park or manufactured
12 housing community after a tenant vacates, the landlord shall be
13 responsible for its demolition or disposal. A landlord is still
14 eligible for demolition and disposal costs pursuant to RCW 59.21.021.
15 Homeowners who receive payments or financial assistance from
16 landlords as described in this subsection (1)(e)(v) remain eligible
17 to receive other state assistance for which they may be eligible
18 including, but not limited to, relocation assistance funds pursuant
19 to RCW 59.21.021;

20 (f) Engaging in "criminal activity." "Criminal activity" means a
21 criminal act defined by statute or ordinance that threatens the
22 health, safety, or welfare of the tenants. A park owner seeking to
23 evict a tenant or occupant under this subsection need not produce
24 evidence of a criminal conviction, even if the alleged misconduct
25 constitutes a criminal offense. Notice from a law enforcement agency
26 of criminal activity constitutes sufficient grounds, but not the only
27 grounds, for an eviction under this subsection. Notification of the
28 seizure of illegal drugs under RCW 59.20.155 is evidence of criminal
29 activity and is grounds for an eviction under this subsection. The
30 requirement that any tenant or occupant register as a sex offender
31 under RCW 9A.44.130 is grounds for eviction of the sex offender under
32 this subsection. If criminal activity is alleged to be a basis of
33 termination, the park owner may proceed directly to an unlawful
34 detainer action;

35 (g) The tenant's application for tenancy contained a material
36 misstatement that induced the park owner to approve the tenant as a
37 resident of the park, and the park owner discovers and acts upon the
38 misstatement within one year of the time the resident began paying
39 rent;

1 (h) If the landlord serves a tenant three 20-day notices, each of
2 which was valid under (a) of this subsection at the time of service,
3 within a 12-month period to comply or vacate for failure to comply
4 with the material terms of the rental agreement or an enforceable
5 park rule, other than failure to pay rent by the due date. The
6 applicable 12-month period shall commence on the date of the first
7 violation;

8 (i) Failure of the tenant to comply with obligations imposed upon
9 tenants by applicable provisions of municipal, county, and state
10 codes, statutes, ordinances, and regulations, including this chapter.
11 The landlord shall give the tenant written notice to comply
12 immediately. The notice must state that failure to comply will result
13 in termination of the tenancy and that the tenant shall vacate the
14 premises within 15 days;

15 (j) The tenant engages in disorderly or substantially annoying
16 conduct upon the park premises that results in the destruction of the
17 rights of others to the peaceful enjoyment and use of the premises.
18 The landlord shall give the tenant written notice to comply
19 immediately. The notice must state that failure to comply will result
20 in termination of the tenancy and that the tenant shall vacate the
21 premises within 15 days;

22 (k) The tenant creates a nuisance that materially affects the
23 health, safety, and welfare of other park residents. The landlord
24 shall give the tenant written notice to cease the conduct that
25 constitutes a nuisance immediately. The notice must describe the
26 nuisance and state (i) what the tenant must do to cease the nuisance
27 and (ii) that failure to cease the conduct will result in termination
28 of the tenancy and that the tenant shall vacate the premises in five
29 days;

30 (l) Any other substantial just cause that materially affects the
31 health, safety, and welfare of other park residents. The landlord
32 shall give the tenant written notice to comply immediately. The
33 notice must describe the harm caused by the tenant, describe what the
34 tenant must do to comply and to discontinue the harm, and state that
35 failure to comply will result in termination of the tenancy and that
36 the tenant shall vacate the premises within 15 days; or

37 (m) Failure to pay rent by the due date provided for in the
38 rental agreement three or more times in a 12-month period, commencing
39 with the date of the first violation, after service of a 14-day
40 notice to comply or vacate.

1 (2) Within five days of a notice of eviction as required by
2 subsection (1)(a) of this section, the landlord and tenant shall
3 submit any dispute to mediation. The parties may agree in writing to
4 mediation by an independent third party or through industry mediation
5 procedures. If the parties cannot agree, then mediation shall be
6 through industry mediation procedures. A duty is imposed upon both
7 parties to participate in the mediation process in good faith for a
8 period of 10 days for an eviction under subsection (1)(a) of this
9 section. It is a defense to an eviction under subsection (1)(a) of
10 this section that a landlord did not participate in the mediation
11 process in good faith.

12 (3) Except for a tenant evicted under subsection (1)(c) or (f) of
13 this section, a tenant evicted from a mobile home park under this
14 section shall be allowed 120 days within which to sell the tenant's
15 mobile home, manufactured home, or park model in place within the
16 mobile home park: PROVIDED, That the tenant remains current in the
17 payment of rent incurred after eviction, and pays any past due rent,
18 reasonable attorneys' fees and court costs at the time the rental
19 agreement is assigned. The provisions of RCW 59.20.073 regarding
20 transfer of rental agreements apply.

21 (4) Chapters 59.12 and 59.18 RCW govern the eviction of
22 recreational vehicles, as defined in RCW 59.20.030, from mobile home
23 parks. This chapter governs the eviction of mobile homes,
24 manufactured homes, park models, and recreational vehicles used as a
25 primary residence from a mobile home park.

26 **Sec. 6.** RCW 59.21.030 and 2019 c 342 s 10 are each amended to
27 read as follows:

28 (1) The closure notice required by RCW 59.20.080 before park
29 closure or conversion of the park shall be given to the director or
30 the director's designee and all tenants in writing, and conspicuously
31 posted at all park entrances.

32 (2) The closure notice required under RCW 59.20.080 must be in
33 substantially the following form:

34 "CLOSURE NOTICE TO TENANTS

35 NOTICE IS HEREBY GIVEN on the day of,, of
36 a conversion of this mobile home park or manufactured housing
37 community to a use other than for mobile homes, manufactured homes,
38 or park models, or of a conversion of the mobile home park or
39 manufactured housing community to a mobile home park cooperative or a

1 mobile home park subdivision. This change of use becomes effective on
2 the day of,, which is the date (~~twelve~~
3 ~~months~~) two years after the date this closure notice is given.

4 PARK OR COMMUNITY MANAGEMENT OR OWNERSHIP INFORMATION:

5 For information during the period preceding the effective change
6 of use of this mobile home park or manufactured housing community on
7 the day of,, contact:

8 Name:

9 Address:

10 Telephone:

11 PURCHASER INFORMATION, if applicable:

12 Contact information for the purchaser of the mobile home park or
13 manufactured housing community property consists of the following:

14 Name:

15 Address:

16 Telephone:

17 PARK PURCHASE BY TENANT ORGANIZATIONS, if applicable:

18 The owner of this mobile home park or manufactured housing
19 community may be willing to entertain an offer of purchase by an
20 organization or group consisting of park or community tenants or a
21 not-for-profit agency designated by the tenants. Tenants should
22 contact the park owner or park management with such an offer. Any
23 such offer must be made and accepted prior to closure, and the
24 timeline for closure remains unaffected by an offer. Acceptance of
25 any offer is at the discretion of the owner and is not a first right
26 of refusal.

27 RELOCATION ASSISTANCE RESOURCES:

28 For information about the availability of relocation assistance,
29 contact the Office of Mobile/Manufactured Home Relocation Assistance
30 within the Department of Commerce."

31 (3) The closure notice required by RCW 59.20.080 must also meet
32 the following requirements:

33 (a) A copy of the closure notice must be provided with all rental
34 agreements signed after the original park closure notice date as
35 required under RCW 59.20.060;

36 (b) Notice to the director or director's designee must include:

37 (i) A good faith estimate of the timetable for removal of the mobile
38 homes; (ii) the reason for closure; and (iii) a list of the names and
39 mailing addresses of the current registered park tenants. Notice
40 required under this subsection must be sent to the director or

1 director's designee within (~~ten~~) 10 business days of the date
2 notice was given to all tenants as required by RCW 59.20.080; and

3 (c) Notice must be recorded in the office of the county auditor
4 for the county where the mobile home park is located.

5 (4) The department must mail every tenant an application and
6 information on relocation assistance within (~~ten~~) 10 business days
7 of receipt of the notice required in subsection (1) of this section.

8 **Sec. 7.** RCW 59.21.040 and 2023 c 259 s 3 are each amended to
9 read as follows:

10 A tenant is not entitled to relocation assistance under this
11 chapter if: (1) The tenant has given notice to the landlord of his or
12 her intent to vacate the park and terminate the tenancy before any
13 written notice of closure pursuant to RCW 59.20.080(1)(e) has been
14 given; or (2) the tenant purchased a mobile home already situated in
15 the park or moved a mobile home into the park after a written notice
16 of closure pursuant to RCW (~~59.20.090~~) 59.20.080(1)(e) has been
17 given and the person received actual prior notice of the change or
18 closure(~~;~~ ~~or~~ (3) ~~the tenant receives assistance from an outside~~
19 ~~source that exceeds the maximum amounts of assistance to which a~~
20 ~~person is entitled under RCW 59.21.021(3), except that a tenant~~
21 ~~receiving relocation assistance from a landlord pursuant to RCW~~
22 ~~59.20.080 remains eligible for the maximum amounts of assistance~~
23 ~~under this chapter)). However, no tenant may be denied relocation~~
24 assistance under subsection (1) of this section if the tenant has
25 remained on the premises and continued paying rent for a period of at
26 least six months after giving notice of intent to vacate and before
27 receiving formal notice of a closure or change of use."

28 Correct the title.

EFFECT: Requires landlords to inform any qualified tenant organization, eligible organizations, and competing potential buyers participating in negotiations upon receipt of a preferred offer being submitted, instead of requiring a landlord to inform tenants if a higher offer is submitted and to work fairly with all competing buyers in providing information about the highest bid to allow all potential buyers to make further competitive offers.

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