

HB 1771 - S COMM AMD
By Committee on Housing

ADOPTED 04/10/2023

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

3 "Sec. 1. RCW 59.21.010 and 2019 c 390 s 2 are each amended to
4 read as follows:

5 Unless the context clearly requires otherwise, the definitions in
6 this section apply throughout this chapter.

7 (1) "Assignee" means an individual or entity who has agreed to
8 advance allowable relocation assistance expenses in exchange for the
9 assignment and transfer of a right to reimbursement from the fund.

10 (2) "Department" means the department of commerce.

11 (3) "Director" means the director of the department of commerce.

12 (4) "Fund" means the manufactured/mobile home park relocation
13 fund established under RCW 59.21.050.

14 (5) "Landlord" or "park-owner" means the owner of the
15 manufactured/mobile home park that is being closed at the time
16 relocation assistance is provided.

17 (6) "Low-income household" means a single person, family, or
18 unrelated persons living together whose adjusted income is less than
19 (~~eighty~~) 80 percent of the median family income, adjusted for
20 household size, for the county where the manufactured/mobile home is
21 located.

22 (7) "Manufactured/mobile home park" or "park" means real property
23 that is rented or held out for rent to others for the placement of
24 two or more manufactured/mobile homes for the primary purpose of
25 production of income, except where the real property is rented or
26 held out for rent for seasonal recreational purpose only and is not
27 intended for year-round occupancy.

28 (8) "Relocate" means to do one of the following:

29 (a) Remove a manufactured/mobile home from a manufactured/mobile
30 home park being closed and reinstall it in another location; (~~or~~)

1 (b) Remove a manufactured/mobile home from a manufactured/mobile
2 home park being closed and demolish and dispose of it and secure
3 other housing; or

4 (c) Remove a manufactured/mobile home from a manufactured/mobile
5 home park being closed by selling or gifting the home to a third
6 party and secure other housing.

7 (9) "Relocation assistance" means the monetary assistance
8 provided under this chapter, including reimbursement for the costs of
9 relocation as well as cash assistance provided to allow the tenant to
10 secure new housing.

11 (10) "Tenant" means a person that owns a manufactured/mobile home
12 located on a rented lot in a manufactured/mobile home park.

13 (11) "Third party" means a person or persons who purchase or are
14 gifted a tenant's home, with the condition they are responsible for
15 removing the home on or prior to the park closure date and relocate
16 the home under subsection (8)(a) or (b) of this section. The third
17 party is not entitled to relocation assistance related to relocation
18 of the purchased or gifted home.

19 **Sec. 2.** RCW 59.21.021 and 2021 c 28 s 2 are each amended to read
20 as follows:

21 (1) If a manufactured/mobile home park is, or is scheduled to
22 be(~~(+)~~), closed or converted to another use, eligible tenants shall
23 be entitled to relocation assistance on a first-come, first-serve
24 basis. The department shall give priority for distribution of
25 relocation assistance to eligible tenants residing in parks that are
26 closed as a result of park-owner fraud or as a result of health and
27 safety concerns as determined by the local board of health. Payments
28 shall be made upon the department's verification of eligibility,
29 subject to the availability of remaining funds.

30 (2) Eligibility for relocation assistance funds is limited to
31 low-income households in manufactured/mobile home parks that are, or
32 are scheduled to be, closed or converted to another use.

33 (3) Eligible tenants are entitled to financial assistance from
34 the fund, up to a maximum of \$17,000 for a multisection home and up
35 to a maximum of \$11,000 for a single-section home. The department
36 shall distribute relocation assistance for each eligible tenant as
37 follows:

1 (a) \$12,000 for a multisection home and \$8,000 for a single-
2 section home shall be disbursed in the form of cash assistance to
3 help the tenant relocate the home or secure alternative housing; and

4 (b) The remainder of the total assistance shall be disbursed once
5 the tenant has transferred the title to the park-owner, relocated the
6 home, or demolished and disposed of the home. The tenant must either
7 transfer title of the manufactured/mobile home to the park-owner,
8 relocate, or demolish and dispose of the home (~~within 90 days of~~
9 ~~receiving the assistance under (a) of this subsection~~) by the park
10 closure date to receive the remainder of the assistance. A tenant who
11 removes the tenant's home on or before the park closure date and
12 reinstalls the home in another location within 12 months after the
13 closure date is eligible to receive the remainder of the assistance.

14 (4) In the event that the tenant does not relocate or demolish
15 and dispose of the home (~~within 90 days of receiving assistance from~~
16 ~~the fund~~) by the park closure date, the park-owner may seek
17 reimbursement from the fund in the amount of \$4,000 for a
18 multisection home and \$2,500 for a single-section home.

19 (a) To receive such reimbursement, the park-owner must provide
20 documentation to the department demonstrating costs incurred for
21 demolition and disposal of the home.

22 (b) The park-owner may seek reimbursement for additional costs
23 incurred for demolition and disposal of the home up to an additional
24 \$4,500 for a multisection home and \$3,000 for a single-section home
25 from the portion of the relocation fund to which park-owners must
26 contribute pursuant to RCW 59.30.050.

27 (5) Any individual or organization may apply to receive
28 relocation assistance from the fund, for use in combination with
29 funds from public or private sources, toward relocation of tenants
30 eligible under this section, with agreement from the tenant.

31 (6) The legislature intends the cash assistance provided under
32 subsection (3) of this section to be considered a one-time direct
33 grant payment that shall be excluded from household income
34 calculations for purposes of determining the eligibility of the
35 recipient for benefits or assistance under any state program financed
36 in whole or in part with state funds.

37 **Sec. 3.** RCW 59.21.040 and 1998 c 124 s 4 are each amended to
38 read as follows:

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

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19 On page 1, line 2 of the title, after "parks;" strike the
20 remainder of the title and insert "and amending RCW 59.21.010,
21 59.21.021, and 59.21.040."

EFFECT: Provides that a tenant is not prohibited from receiving relocation assistance pursuant to RCW 59.20.080 in addition to the maximum amount of assistance under the mobile home relocation assistance program.

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