

SENATE BILL REPORT

SB 6211

As Reported by Senate Committee On:
Housing, January 31, 2024

Title: An act relating to creating clarity and consistency in rental agreements under the manufactured/mobile home landlord-tenant act.

Brief Description: Creating clarity and consistency in rental agreements under the manufactured/mobile home landlord-tenant act.

Sponsors: Senator McCune.

Brief History:

Committee Activity: Housing: 1/26/24, 1/31/24 [DP, w/oRec].

Brief Summary of Bill

- Clarifies how often a landlord of a manufactured/mobile home community may increase the rent.

SENATE COMMITTEE ON HOUSING

Majority Report: Do pass.

Signed by Senators Kuderer, Chair; Frame, Vice Chair; Fortunato, Ranking Member; Cleveland, Gildon, Rivers, Saldaña, Shewmake, Trudeau and Wilson, J..

Minority Report: That it be referred without recommendation.

Signed by Senator Braun.

Staff: Samantha Doyle (786-7335)

Background: The Manufactured/Mobile Home Landlord Tenant Act (MHLTA) governs the relationship and agreements between the owner of a manufactured/mobile home community (landlord) and the owner of the manufactured/mobile home (tenant). These

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regulations include provisions regarding the rights and duties of both landlords and tenants and establishes the procedures for enforcement and remedies for violations. The MHLTA includes a dispute resolution program run by the Attorney General's Office.

Notice of a Rent Increase. Three months written notice is required from a landlord seeking to raise the rent at the end of a rental agreement term. Rental agreements may not contain provisions allowing the landlord to alter the due date for rent payments or increase the rent during the term of the rental agreement if the term is less than two years, or more frequently than annually if the initial term is for two years or more. An exception is provided for certain escalation clause provisions.

Summary of Bill: A landlord of a manufactured/mobile home community may increase rent only once in any 12 month period.

Appropriation: None.

Fiscal Note: Not requested.

Creates Committee/Commission/Task Force that includes Legislative members: No.

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

Staff Summary of Public Testimony: PRO: This bill gives tenants of manufactured/mobile home communities consistency and stability by providing that landlords may not increase rent more frequently than every 12 months. As a manager of more than 400 mobile home sites, I support this bill as it provides more flexibility to accommodate residents and recover costs. The current law is too rigid and only allows me to increase rents on a tenants anniversary date. Which results in more frequent increases as to not lose the opportunity to recover costs. This law would allow me to delay rent increases if it is not necessary. As a tenant and a property manager, currently the law requires that we increase rents annually, while this adjustment allows landlords to access rent increases with more flexibility. This will increase stability and affordability to residents as well.

Persons Testifying: PRO: Senator Jim McCune, Prime Sponsor; Michelle Wilson, Camelot MHP; Monica Grant.

Persons Signed In To Testify But Not Testifying: No one.