## Chapter 59.20 RCW MANUFACTURED/MOBILE HOME LANDLORD-TENANT ACT

## Sections

59.20.010 59.20.020 59.20.030	Short title. Rights and remedies—Obligation of good faith required. Definitions.
59.20.040	Chapter applies to rental agreements regarding mobile home lots, cooperatives, or subdivisions—Applicability of and construction with provisions of chapters 59.12 and 59.18 RCW.
59.20.045	Enforceability of rules against a tenant.
59.20.050	Written rental agreement for term of one year or more
	required—Waiver—Exceptions—Application of section.
59.20.060	Rental agreements—Required contents—Prohibited provisions.
59.20.070	Prohibited acts by landlord.
59.20.073	Transfer of rental agreements.
59.20.074	Rent—Liability of secured party with right to possession.
59.20.075	Presumption of reprisal or retaliatory action.
59.20.080	Grounds for termination of tenancy or occupancy or failure
39.20.000	to renew a tenancy or occupancy—Notice—Mediation.
59.20.090	Term of rental agreements—Renewal—Nonrenewal—Termination
	-Armed forces exception-Notices.
59.20.095	Short-term rental agreements for recreational vehicles.
59.20.100	Improvements.
59.20.110	±
59.20.110	Attorney's fees and costs. Venue.
59.20.130	Duties of landlord.
59.20.134 59.20.135	Written receipts for payments made by tenant.
59.70.135	
03.20.100	Maintenance of permanent structures—Findings and
	declarations—Definition.
59.20.140	declarations—Definition. Duties of tenant.
	declarations—Definition. Duties of tenant. Live-in care provider—Not a tenant—Agreements—Guest fee.
59.20.140	declarations—Definition. Duties of tenant.
59.20.140 59.20.145	declarations—Definition. Duties of tenant. Live-in care provider—Not a tenant—Agreements—Guest fee.
59.20.140 59.20.145 59.20.150	declarations—Definition. Duties of tenant. Live-in care provider—Not a tenant—Agreements—Guest fee. Service of notice on landlord or tenant.
59.20.140 59.20.145 59.20.150 59.20.155	declarations—Definition.  Duties of tenant.  Live-in care provider—Not a tenant—Agreements—Guest fee.  Service of notice on landlord or tenant.  Seizure of illegal drugs—Notification of landlord.  Moneys paid as deposit or security for performance by tenant—Written rental agreement to specify terms and
59.20.140 59.20.145 59.20.150 59.20.155 59.20.160	declarations—Definition.  Duties of tenant.  Live-in care provider—Not a tenant—Agreements—Guest fee.  Service of notice on landlord or tenant.  Seizure of illegal drugs—Notification of landlord.  Moneys paid as deposit or security for performance by tenant—Written rental agreement to specify terms and conditions for retention by landlord.
59.20.140 59.20.145 59.20.150 59.20.155	declarations—Definition.  Duties of tenant.  Live-in care provider—Not a tenant—Agreements—Guest fee.  Service of notice on landlord or tenant.  Seizure of illegal drugs—Notification of landlord.  Moneys paid as deposit or security for performance by tenant—Written rental agreement to specify terms and conditions for retention by landlord.  Moneys paid as deposit or security for performance by
59.20.140 59.20.145 59.20.150 59.20.155 59.20.160	declarations—Definition.  Duties of tenant.  Live-in care provider—Not a tenant—Agreements—Guest fee.  Service of notice on landlord or tenant.  Seizure of illegal drugs—Notification of landlord.  Moneys paid as deposit or security for performance by tenant—Written rental agreement to specify terms and conditions for retention by landlord.  Moneys paid as deposit or security for performance by tenant—Deposit by landlord in trust account—Receipt—
59.20.140 59.20.145 59.20.150 59.20.155 59.20.160 59.20.170	declarations—Definition.  Duties of tenant.  Live-in care provider—Not a tenant—Agreements—Guest fee.  Service of notice on landlord or tenant.  Seizure of illegal drugs—Notification of landlord.  Moneys paid as deposit or security for performance by tenant—Written rental agreement to specify terms and conditions for retention by landlord.  Moneys paid as deposit or security for performance by tenant—Deposit by landlord in trust account—Receipt—Claims.
59.20.140 59.20.145 59.20.150 59.20.155 59.20.160	declarations—Definition.  Duties of tenant.  Live-in care provider—Not a tenant—Agreements—Guest fee.  Service of notice on landlord or tenant.  Seizure of illegal drugs—Notification of landlord.  Moneys paid as deposit or security for performance by tenant—Written rental agreement to specify terms and conditions for retention by landlord.  Moneys paid as deposit or security for performance by tenant—Deposit by landlord in trust account—Receipt—Claims.  Moneys paid as deposit or security for performance by
59.20.140 59.20.145 59.20.150 59.20.155 59.20.160 59.20.170	declarations—Definition.  Duties of tenant.  Live-in care provider—Not a tenant—Agreements—Guest fee.  Service of notice on landlord or tenant.  Seizure of illegal drugs—Notification of landlord.  Moneys paid as deposit or security for performance by tenant—Written rental agreement to specify terms and conditions for retention by landlord.  Moneys paid as deposit or security for performance by tenant—Deposit by landlord in trust account—Receipt—Claims.  Moneys paid as deposit or security for performance by tenant—Statement and notice of basis for retention.
59.20.140 59.20.145 59.20.150 59.20.155 59.20.160 59.20.170 59.20.180 59.20.190	declarations—Definition.  Duties of tenant.  Live-in care provider—Not a tenant—Agreements—Guest fee.  Service of notice on landlord or tenant.  Seizure of illegal drugs—Notification of landlord.  Moneys paid as deposit or security for performance by tenant—Written rental agreement to specify terms and conditions for retention by landlord.  Moneys paid as deposit or security for performance by tenant—Deposit by landlord in trust account—Receipt—Claims.  Moneys paid as deposit or security for performance by
59.20.140 59.20.145 59.20.150 59.20.155 59.20.160 59.20.170	declarations—Definition.  Duties of tenant.  Live-in care provider—Not a tenant—Agreements—Guest fee.  Service of notice on landlord or tenant.  Seizure of illegal drugs—Notification of landlord.  Moneys paid as deposit or security for performance by tenant—Written rental agreement to specify terms and conditions for retention by landlord.  Moneys paid as deposit or security for performance by tenant—Deposit by landlord in trust account—Receipt—Claims.  Moneys paid as deposit or security for performance by tenant—Statement and notice of basis for retention.  Health and sanitation standards—Penalties.  Landlord—Failure to carry out duties—Notice from tenant—
59.20.140 59.20.145 59.20.150 59.20.155 59.20.160 59.20.170 59.20.180 59.20.190 59.20.200	declarations—Definition.  Duties of tenant.  Live-in care provider—Not a tenant—Agreements—Guest fee.  Service of notice on landlord or tenant.  Seizure of illegal drugs—Notification of landlord.  Moneys paid as deposit or security for performance by tenant—Written rental agreement to specify terms and conditions for retention by landlord.  Moneys paid as deposit or security for performance by tenant—Deposit by landlord in trust account—Receipt—Claims.  Moneys paid as deposit or security for performance by tenant—Statement and notice of basis for retention.  Health and sanitation standards—Penalties.  Landlord—Failure to carry out duties—Notice from tenant—Time limits for landlord's remedial action.
59.20.140 59.20.145 59.20.150 59.20.155 59.20.160 59.20.170 59.20.180 59.20.190	declarations—Definition.  Duties of tenant.  Live-in care provider—Not a tenant—Agreements—Guest fee.  Service of notice on landlord or tenant.  Seizure of illegal drugs—Notification of landlord.  Moneys paid as deposit or security for performance by tenant—Written rental agreement to specify terms and conditions for retention by landlord.  Moneys paid as deposit or security for performance by tenant—Deposit by landlord in trust account—Receipt—Claims.  Moneys paid as deposit or security for performance by tenant—Statement and notice of basis for retention.  Health and sanitation standards—Penalties.  Landlord—Failure to carry out duties—Notice from tenant—
59.20.140 59.20.145 59.20.150 59.20.155 59.20.160 59.20.170 59.20.180 59.20.190 59.20.200	declarations—Definition. Duties of tenant. Live-in care provider—Not a tenant—Agreements—Guest fee. Service of notice on landlord or tenant. Seizure of illegal drugs—Notification of landlord. Moneys paid as deposit or security for performance by tenant—Written rental agreement to specify terms and conditions for retention by landlord.  Moneys paid as deposit or security for performance by tenant—Deposit by landlord in trust account—Receipt—Claims.  Moneys paid as deposit or security for performance by tenant—Statement and notice of basis for retention. Health and sanitation standards—Penalties. Landlord—Failure to carry out duties—Notice from tenant—Time limits for landlord's remedial action. Landlord—Failure to carry out duties—Repairs effected by tenant—Bids—Notice—Deduction of cost from rent—
59.20.140 59.20.145 59.20.150 59.20.155 59.20.160 59.20.170 59.20.180 59.20.190 59.20.200 59.20.210	declarations—Definition.  Duties of tenant.  Live-in care provider—Not a tenant—Agreements—Guest fee. Service of notice on landlord or tenant.  Seizure of illegal drugs—Notification of landlord.  Moneys paid as deposit or security for performance by tenant—Written rental agreement to specify terms and conditions for retention by landlord.  Moneys paid as deposit or security for performance by tenant—Deposit by landlord in trust account—Receipt—Claims.  Moneys paid as deposit or security for performance by tenant—Statement and notice of basis for retention.  Health and sanitation standards—Penalties.  Landlord—Failure to carry out duties—Notice from tenant—Time limits for landlord's remedial action.  Landlord—Failure to carry out duties—Repairs effected by tenant—Bids—Notice—Deduction of cost from rent—Limitations.
59.20.140 59.20.145 59.20.150 59.20.155 59.20.160 59.20.170 59.20.180 59.20.190 59.20.200	declarations—Definition. Duties of tenant. Live-in care provider—Not a tenant—Agreements—Guest fee. Service of notice on landlord or tenant. Seizure of illegal drugs—Notification of landlord. Moneys paid as deposit or security for performance by tenant—Written rental agreement to specify terms and conditions for retention by landlord. Moneys paid as deposit or security for performance by tenant—Deposit by landlord in trust account—Receipt—Claims. Moneys paid as deposit or security for performance by tenant—Statement and notice of basis for retention. Health and sanitation standards—Penalties. Landlord—Failure to carry out duties—Notice from tenant—Time limits for landlord's remedial action. Landlord—Failure to carry out duties—Repairs effected by tenant—Bids—Notice—Deduction of cost from rent—Limitations. Landlord—Failure to carry out duties—Judgment by court
59.20.140 59.20.145 59.20.150 59.20.155 59.20.160 59.20.170 59.20.180 59.20.190 59.20.200 59.20.210	declarations—Definition.  Duties of tenant.  Live-in care provider—Not a tenant—Agreements—Guest fee. Service of notice on landlord or tenant.  Seizure of illegal drugs—Notification of landlord.  Moneys paid as deposit or security for performance by tenant—Written rental agreement to specify terms and conditions for retention by landlord.  Moneys paid as deposit or security for performance by tenant—Deposit by landlord in trust account—Receipt—Claims.  Moneys paid as deposit or security for performance by tenant—Statement and notice of basis for retention.  Health and sanitation standards—Penalties.  Landlord—Failure to carry out duties—Notice from tenant—Time limits for landlord's remedial action.  Landlord—Failure to carry out duties—Repairs effected by tenant—Bids—Notice—Deduction of cost from rent—Limitations.

59.20.230	Defective condition—Unfeasible to remedy defect— Termination of tenancy.
59.20.240	Payment of rent condition to exercising remedies.
59.20.250	Mediation of disputes by independent third party.
59.20.260	Arbitration—Authorized—Selection of arbitrator— Procedure.
59.20.270	Arbitration—Application—Hearings—Decisions.
59.20.280	Arbitration—Fee.
59.20.290	Arbitration—Completion of arbitration after giving notice.
59.20.300	Manufactured/mobile home communities—Notice of sale.
59.20.305	Manufactured/mobile home communities—Good faith
	negotiations—Notice of intent to purchase or lease.
59.20.310	Unlawful detainer action—Limited dissemination.
59.20.320	Manufactured/mobile home communities—Notice of
	opportunity to compete to purchase—Prohibited.
59.20.325	Manufactured/mobile home communities—Notice of
	opportunity to compete to purchase.
59.20.330	Manufactured/mobile home communities—Delivery of notice
	of opportunity to compete to purchase—Tenant duties—Timelines.
59.20.335	Manufactured/mobile home communities—Notice of
	opportunity to compete to purchase—Process.
59.20.340	Manufactured/mobile home communities—Sale, transfer.
59.20.345	Manufactured/mobile home communities—Affidavit for notice
	of opportunity to compete to purchase—Preserve
59.20.350	marketability of title.
59.20.350	Manufactured/mobile home communities—Notice of
	opportunity to compete to purchase—Registry of eligible
59.20.355	organizations—Department of commerce to maintain.
59.20.355	Manufactured/mobile home communities—Notice of
	opportunity to compete to purchase—Failure to comply by
59.20.360	owner—Penalty—Civil action.
59.20.360	Manufactured/mobile home communities—Notice of
EO 20 001	opportunity to compete to purchase—Exception.
59.20.901	Effective date—1999 c 359.
59.20.902	Construction—Chapter applicable to state registered
	domestic partnerships—2009 c 521.

Filing fees for unlawful detainer actions: RCW 36.18.012.

Office of mobile/manufactured home relocation assistance: Chapter 59.22 RCW.

Smoke detection devices required in dwelling units: RCW 43.44.110.