

**SENATE BILL REPORT**

**SHB 2327**

**AS OF FEBRUARY 21, 1992**

**Brief Description:** Maintaining mobile home parks.

**SPONSORS:** House Committee on Housing (originally sponsored by Representatives Winsley, Nelson, Mitchell, Ogden, Franklin, Brough, Paris and Miller)

**HOUSE COMMITTEE ON HOUSING**

**SENATE COMMITTEE ON COMMERCE & LABOR**

**Staff:** Traci Anderson (786-7452)

**Hearing Dates:** February 28, 1992

**BACKGROUND:**

Some mobile home park owners have transferred the responsibility for the maintenance and care of permanent structures in the mobile home park to the park tenants. Some park tenants have expressed concern that they are unable to obtain insurance on these structures because they don't own them, they may be injured while trying to repair the structures, and they don't have the resources to maintain the structures.

**SUMMARY:**

A mobile home park owner is prohibited from transferring the responsibility for the maintenance or care of permanent structures in the park to the park tenants. A park owner may transfer such responsibility to a tenant or tenant association when requested by the tenant or tenant association.

"Permanent structures" include the clubhouse, carports, storage sheds, or any other permanent structures that were provided as amenities to the park tenants. Structures built or affixed by the park tenants are not considered permanent structures.

Any provision in a rental agreement or other document transferring responsibility for the maintenance or care of permanent structures in the park to the park tenants is void.

**Appropriation:** none

**Revenue:** none

**Fiscal Note:** none requested