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**SUBSTITUTE HOUSE BILL 2450**

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**State of Washington                      52nd Legislature                      1992 Regular Session**

**By House Committee on Housing (originally sponsored by Representatives Winsley, Franklin, Mitchell and Paris)**

Read first time 02/05/92.

1            AN ACT Relating to mobile home parks; and amending RCW 59.20.070.

2    BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

3            **Sec. 1.** RCW 59.20.070 and 1987 c 253 s 1 are each amended to read  
4 as follows:

5            A landlord shall not:

6            (1) Deny any tenant the right to sell such tenant's mobile home  
7 within a park or require the removal of the mobile home from the park  
8 because of the sale thereof. Requirements for the transfer of the  
9 rental agreement are in RCW 59.20.073;

10            (2) Restrict the tenant's freedom of choice in purchasing goods or  
11 services but may reserve the right to approve or disapprove any  
12 exterior structural improvements on a mobile home space: PROVIDED,  
13 That door-to-door solicitation in the mobile home park may be  
14 restricted in the rental agreement. Door-to-door solicitation does not

1 include public officials or candidates for public office meeting or  
2 distributing information to tenants in accordance with subsection (4)  
3 of this section;

4 (3) Prohibit meetings by tenants of the mobile home park to discuss  
5 mobile home living and affairs, including political caucuses or forums  
6 for or speeches of public officials or candidates for public office  
7 held in any of the park community or recreation halls if these halls  
8 are open for the use of the tenants, conducted at reasonable times and  
9 in an orderly manner on the premises, nor penalize any tenant for  
10 participation in such activities;

11 (4) Prohibit any public official or candidate for public office  
12 from meeting with or distributing information to tenants in their  
13 individual mobile homes, nor penalize any tenant for participating in  
14 these meetings or receiving this information;

15 (5) Evict a tenant, terminate a rental agreement, decline to renew  
16 a rental agreement, increase rental or other tenant obligations,  
17 decrease services, or modify park rules in retaliation for any of the  
18 following actions on the part of a tenant taken in good faith:

19 (a) Filing a complaint with any state, county, or municipal  
20 governmental authority relating to any alleged violation by the  
21 landlord of an applicable statute, regulation, or ordinance;

22 (b) Requesting the landlord to comply with the provision of this  
23 chapter or other applicable statute, regulation, or ordinance of the  
24 state, county, or municipality;

25 (c) Filing suit against the landlord for any reason;

26 (d) Participation or membership in any homeowners association or  
27 group;

28 ~~((+5))~~ (6) Charge to any tenant a utility fee in excess of actual  
29 utility costs or intentionally cause termination or interruption of any  
30 tenant's utility services, including water, heat, electricity, or gas,

1 except when an interruption of a reasonable duration is required to  
2 make necessary repairs;

3       (~~(6)~~) (7) Remove or exclude a tenant from the premises unless  
4 this chapter is complied with or the exclusion or removal is under an  
5 appropriate court order; or

6       (~~(7)~~) (8) Prevent the entry or require the removal of a mobile  
7 home for the sole reason that the mobile home has reached a certain  
8 age. Nothing in this subsection shall limit a landlords' right to  
9 exclude or expel a mobile home for any other reason provided such  
10 action conforms to chapter 59.20 RCW or any other statutory provision.