
SENATE BILL 5153

State of Washington

53rd Legislature

1993 Regular Session

By Senator Winsley

Read first time 01/15/93. Referred to Committee on Labor & Commerce.

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
15 include public officials or candidates for public office meeting or
16 distributing information to tenants in accordance with subsection (4)
17 of this section;

18 (3) Prohibit meetings by tenants of the mobile home park to discuss
19 mobile home living and affairs, including political caucuses or forums

1 for or speeches of public officials or candidates for public office
2 held in any of the park community or recreation halls if these halls
3 are open for the use of the tenants, conducted at reasonable times and
4 in an orderly manner on the premises, nor penalize any tenant for
5 participation in such activities;

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

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

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

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

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

21 (d) Participation or membership in any homeowners association or
22 group;

23 ~~((+5))~~ (6) Charge to any tenant a utility fee in excess of actual
24 utility costs or intentionally cause termination or interruption of any
25 tenant's utility services, including water, heat, electricity, or gas,
26 except when an interruption of a reasonable duration is required to
27 make necessary repairs;

28 ~~((+6))~~ (7) Remove or exclude a tenant from the premises unless
29 this chapter is complied with or the exclusion or removal is under an
30 appropriate court order; or

31 ~~((+7))~~ (8) Prevent the entry or require the removal of a mobile
32 home for the sole reason that the mobile home has reached a certain
33 age. Nothing in this subsection shall limit a landlords' right to
34 exclude or expel a mobile home for any other reason provided such
35 action conforms to chapter 59.20 RCW or any other statutory provision.

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