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ENGROSSED SENATE BILL 5154

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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 rental parks; adding a new section  
2 to chapter 59.20 RCW; and declaring an emergency.

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

4 NEW SECTION. **Sec. 1.** A new section is added to chapter 59.20 RCW  
5 to read as follows:

6 (1) The legislature finds that some mobile home park owners  
7 transfer the responsibility for the upkeep of permanent structures  
8 within the mobile home park to the park tenants. This transfer  
9 sometimes occurs after the permanent structures have been allowed to  
10 deteriorate. Many mobile home parks consist entirely of senior  
11 citizens who do not have the financial resources or physical capability  
12 to make the necessary repairs to these structures once they have fallen  
13 into disrepair. The inability of the tenants to maintain permanent  
14 structures can lead to significant safety hazards to the tenants as  
15 well as to visitors to the mobile home park. The legislature therefore  
16 finds and declares that it is in the public interest and necessary for  
17 the public health and safety to prohibit mobile home park owners from  
18 transferring the duty to maintain permanent structures in mobile home  
19 parks to the tenants.

1 (2) A mobile home park owner is prohibited from transferring  
2 responsibility for the maintenance or care of permanent structures  
3 within the mobile home park to the tenants of the park. A provision  
4 within a rental agreement or other document transferring responsibility  
5 for the maintenance or care of permanent structures within the mobile  
6 home park to the park tenants is void.

7 (3) A "permanent structure" for purposes of this section includes  
8 the clubhouse, carports, storage sheds, or other permanent structure.  
9 A permanent structure does not include structures built or affixed by  
10 a tenant. A permanent structure includes only those structures that  
11 were provided as amenities to the park tenants.

12 (4) Nothing in this section shall be construed to prohibit a park  
13 owner from requiring a tenant to maintain his or her mobile home or  
14 yard. Nothing in this section shall be construed to prohibit a park  
15 owner from transferring responsibility for the maintenance or care of  
16 permanent structures within the mobile home park to an organization of  
17 park tenants or to an individual park tenant when requested by the  
18 tenant organization or individual tenant.

19 NEW SECTION. **Sec. 2.** This act is necessary for the immediate  
20 preservation of the public peace, health, or safety, or support of the  
21 state government and its existing public institutions, and shall take  
22 effect immediately.

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