
SENATE BILL 5154

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; creating a new section; and declaring an
3 emergency.

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

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

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

1 transferring the duty to maintain permanent structures in mobile home
2 parks to the tenants.

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

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

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

21 NEW SECTION. **Sec. 2.** This act applies to all rental agreements or
22 other documents entered into after September 1, 1993.

23 NEW SECTION. **Sec. 3.** This act is necessary for the immediate
24 preservation of the public peace, health, or safety, or support of the
25 state government and its existing public institutions, and shall take
26 effect immediately.

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