

1 **SHB 1480 - H AMD 108**

2 By Representative Carrell

3 On page 7, after line 32 of the substitute bill, insert the  
4 following:

5 "Sec. 7. RCW 59.20.070 and 1993 c 66 s 16 are each amended to  
6 read as follows:

7 A landlord shall not:

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

12 (2) Restrict the tenant's freedom of choice in purchasing  
13 goods or services but may reserve the right to approve or  
14 disapprove any exterior structural improvements on a mobile home  
15 space: PROVIDED, That door-to-door solicitation in the mobile home  
16 park may be restricted in the rental agreement. Door-to-door  
17 solicitation does not include public officials or candidates for  
18 public office meeting or distributing information to tenants in  
19 accordance with subsection (4) of this section;

20 (3) Prohibit meetings by tenants of the mobile home park to  
21 discuss mobile home living and affairs, including political  
22 caucuses or forums for or speeches of public officials or  
23 candidates for public office, or meetings of organizations that  
24 represent the interest of tenants in the park, held in any of the  
25 park community or recreation halls if these halls are open for the  
26 use of the tenants, conducted at reasonable times and in an orderly  
27 manner on the premises, nor penalize any tenant for participation  
28 in such activities;

29 (4) Prohibit a public official or candidate for public office  
30 from meeting with or distributing information to tenants in their

1 individual mobile homes, nor penalize any tenant for participating  
2 in these meetings or receiving this information;

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

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

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

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

15 (d) Participation or membership in any homeowners association  
16 or group;

17 (6) Charge to any tenant a utility fee, whether the utility is  
18 provided by a public or private utility or by the landlord, in  
19 excess of actual utility costs or intentionally cause termination  
20 or interruption of any tenant's utility services, including water,  
21 heat, electricity, or gas, except when an interruption of a  
22 reasonable duration is required to make necessary repairs. If a  
23 court or an arbitrator has determined in a proceeding that the  
24 landlord violated this subsection, any subsequent violations of  
25 this subsection by the landlord shall subject the landlord to a  
26 penalty up to one hundred dollars for each violation;

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

30 (8) Prevent the entry or require the removal of a mobile home  
31 for the sole reason that the mobile home has reached a certain age.  
32 Nothing in this subsection shall limit a landlords' right to  
33 exclude or expel a mobile home for any other reason provided such

1 action conforms to chapter 59.20 RCW or any other statutory  
2 provision.

3

4 NEW SECTION. **Sec. 8.** A new section is added to chapter 59.18  
5 RCW to read as follows:

6 A landlord shall not charge to any tenant a utility fee,  
7 whether the utility is provided by a public or private utility or  
8 by the landlord, in excess of actual utility costs. If a court or  
9 an arbitrator has determined in a proceeding that the landlord  
10 violated this subsection, any subsequent violations of this  
11 subsection by the landlord shall subject the landlord to a penalty  
12 up to one hundred dollars for each violation."

13

14 Correct the title of the bill.

**EFFECT:** Clarifies that mobile home park owners can't add an  
administrative fee to utility services to tenants and adds a  
penalty up to \$100 for each violation. Adds the same  
provision to the residential landlord-tenant act.