

5703-S

Sponsor(s): Senate Committee on Labor, Commerce & Financial Institutions (originally sponsored by Senators Hargrove and Winsley)

Brief Description: Describing what is not an alteration of a mobile home. (REVISED FOR ENGROSSED: Directing a study to be conducted of mobile/manufactured home alteration and repair permit problems.) (REVISED FOR PASSED LEGISLATURE: Modifying manufactured home provisions.)

SB 5703-S.E - DIGEST

(DIGEST AS ENACTED)

Directs the department to adopt rules with respect to manufactured homes installed in accordance with the standards adopted under RCW 43.22.440 that: (1) Specify exemptions from a requirement for a permit to alter a manufactured home;

(2) Authorize the granting of variances from the rules adopted under this section for alterations that use materials, designs, or methods of construction different from those required under the rules adopted under this section; and

(3) Require the seller of a manufactured home to deliver to the buyer prior to the sale a completed property transfer disclosure statement that includes all the criteria specified in RCW 64.06.020 and a copy of a variance, if any, granted under the rules adopted under this section. Nothing in this chapter shall be construed to prohibit the sale of a manufactured home that was altered unless the alteration makes the home unsafe so that its use may constitute a hazard to life, safety, or health.

Creates a joint legislative task force to review chapter 43.22 RCW as it pertains to the regulation of manufactured and mobile homes.

Requires the study to review at least the following issues:

(1) The fact that many mobile/manufactured homeowners have performed alterations or repairs to their homes without obtaining the required permits with the result that potential buyers may be unable to obtain mortgage financing from the usual sources;

(2) The costs associated with obtaining required permits, particularly on those occasions when an engineering analysis is required;

(3) The possibility of reducing the number and type of repairs and alterations that require a permit, consistent with public health and safety considerations;

(4) The appropriateness of the current legal sanction for not obtaining a permit when required;

(5) The feasibility and desirability of allowing for inspections of mobile/manufactured home alterations by local building officials; and

(6) Any methods, procedures, or changes in the law that can assist mobile/manufactured homeowners in the proper and economical maintenance and improvement of their homes, and the protection of their equity.

Requires the task force to report its findings and recommendations to the legislature by January 1, 2002.

Applies to manufactured homes without regard to the date such homes may have been altered.