

SENATE BILL REPORT

SB 5370

As of February 17, 2003

Title: An act relating to zoning exclusively for manufactured housing communities.

Brief Description: Zoning exclusively for manufactured housing communities.

Sponsors: Senators Swecker, T. Sheldon and Winsley.

Brief History:

Committee Activity: Land Use & Planning: 2/17/03.

SENATE COMMITTEE ON LAND USE & PLANNING

Staff: Jennifer Arnold (786-7471)

Background: A zoning designation as a "nonconforming use" is an exception to the general zoning laws of an area. A nonconforming use designation may be granted in order to permit already existing uses that do not meet the new zoning regulations to remain in an area. Local governments may designate manufactured housing communities as nonconforming uses. Further, under current law, such nonconforming uses may be removed over an amortization period.

There are concerns that cities and counties should be required to allow manufactured housing to be more prevalent within a community and not separated from other residential uses.

Summary of Bill: Counties and cities must designate land to be zoned exclusively for new manufactured housing communities by July 1, 2004. Counties and cities may not designate any new manufactured housing community as a nonconforming use.

Counties and cities may not designate any manufactured housing community in existence, as of the effective date of this legislation, as a nonconforming use or in any way not permit existing manufactured housing communities to continue to be lawfully zoned.

Appropriation: None.

Fiscal Note: Not requested.

Effective Date: Ninety days after adjournment of session in which bill is passed.