

SENATE BILL REPORT

SB 5738

As Reported By Senate Committee On:
Financial Services, Insurance & Housing, February 27, 2003

Title: An act relating to the mobile home landlord-tenant act.

Brief Description: Modifying mobile home landlord-tenant provisions.

Sponsors: Senator Kastama.

Brief History:

Committee Activity: Financial Services, Insurance & Housing: 2/27/03 [DPS].

SENATE COMMITTEE ON FINANCIAL SERVICES, INSURANCE & HOUSING

Majority Report: That Substitute Senate Bill No. 5738 be substituted therefor, and the substitute bill do pass.

Signed by Senators Benton, Chair; Winsley, Vice Chair; Keiser, Prentice and Zarelli.

Staff: Alison Mendiola-Hamilton (786-7576)

Background: The Manufactured/Mobile Home Landlord-Tenant act governs the relationship between manufactured/mobile home tenants and manufactured/mobile home park landlords.

Under this act, "park model" is defined as a recreational vehicle intended for permanent or semi-permanent installation and habitation. The Residential Landlord-Tenant Act governs evictions of recreational vehicle tenants from mobile home parks.

The landlord may require the mobile home, manufactured home, or park model to meet applicable fire and safety standards before the tenant is able to assign a rental agreement, or transfer title of the mobile home, manufactured home, or park model.

Summary of Substitute Bill: A park model is a recreational vehicle that is permanently or semi-permanently installed and used as a primary residence.

A landlord may exclude or expel a mobile home, manufactured home, or park model for failure to comply with fire, safety, and other relevant statutes.

If a state or local agency responsible for the enforcement of fire and safety standards has issued a notice of violation to a tenant, the landlord may require the mobile home, manufactured home, or park model to meet applicable fire and safety standards. Once the tenant complies with the notice of violation, the landlord may not refuse the transfer of the rental agreement for reasons of fire and safety concerns.

The eviction process for recreational vehicles used as a primary residence in a mobile home park falls under the Manufactured/Mobile Home Landlord-Tenant Act.

Substitute Bill Compared to Original Bill: The original bill was not considered.

Appropriation: None.

Fiscal Note: Not requested.

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

Testimony For: We would support the bill with amendments.

Testimony Against: None.

Testified: John Woodring, Manufactured Housing Comm. (pro w/concerns).