

# FINAL BILL REPORT

## SB 6593

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**C 256 L 04**  
Synopsis as Enacted

**Brief Description:** Prohibiting discrimination against consumers' choices in housing.

**Sponsors:** Senators Prentice, Carlson, Keiser, T. Sheldon and Winsley.

**Senate Committee on Financial Services, Insurance & Housing**  
**House Committee on Local Government**

**Background:** Federal law preempts state regulation of manufactured housing. Washington State's uniform building code is equivalent to the federal code.

**Summary:** No city, town, code city, or county may enact any statute or ordinance that directly or indirectly has the effect of discriminating against consumer choice in the placement or use of a home that does not apply equally to all homes. Homes built to the federal manufactured housing construction standards must be regulated in the same manner as site built homes, factory built homes, and homes built to any other state construction standard.

Cities, towns, code cities, and counties may require manufactured housing to be set on a permanent foundation that meets manufacturer standards and may require concrete or a concrete product to be put between the base of the home and the ground, be thermally equivalent to the state energy code, meet local design standards and otherwise meet all other requirements for a designated manufactured home.

The provision subjecting a city's comprehensive plan that does not allow for the siting of manufactured homes on individual lots to a review by the city for the need and demand for such homes by December 31, 1990 is stricken. "New manufactured home" is defined.

Cities and code cities over 135,000 in population are permitted to designate their building official as the person responsible for all permits, including labor and industries permits, for alterations, remodeling, or expansion.

**Votes on Final Passage:**

Senate	49	0	
House	85	11	(House amended)
Senate	41	8	(Senate concurred)

**Effective:** July 1, 2005