
Housing Committee

HB 1668

Brief Description: Modifying minimum terms for manufactured/mobile home lot rental agreements.

Sponsors: Representatives Ormsby, Miloscia, B. Sullivan, Morrell, Wood and Simpson.

Brief Summary of Bill

- Increases the minimum rental term that a landlord of a mobile home park or manufactured housing community must offer to prospective tenants from one year to five years.

Hearing Date: 1/29/07

Staff: Robyn Dupuis (786-7166).

Background:

A Landlord of a mobile home park or manufactured housing community must offer a written rental agreement of at least one year for a mobile home lot. The rent may be no greater and the terms no more burdensome than the rent and terms of any month-to-month agreement also offered.

Any manufactured or mobile home tenant or prospective tenant who chooses a term of less than one year must waive the right to the one year term in writing. Regardless of the term of any agreement, at each annual anniversary date of the tenancy, the landlord must again offer a rental agreement of one year or more.

If a landlord allows a tenant to move into a mobile home park without a rental agreement or without a waiver of the right to a one year term, the term of the tenancy shall be deemed to be one year from the date of occupancy.

Summary of Bill:

A landlord of a mobile home park or manufactured housing community must offer a written rental agreement term of at least five years for a mobile home lot. The rent must be no greater and

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the terms no more burdensome than the rent and terms of an agreement of less than five years except that at the end of each year of a five or more year term, the rent may be increased by up to 10 percent.

Any manufactured or mobile home tenant or prospective tenant who chooses a term of less than five years must waive the right to the five year term in writing and must be offered the options of a month-to-month, year-to-year, or multi-year term of less than five years.

At the end of any rental term, or annually for a month-to-month term, the landlord must again offer a term of five years or more.

If a landlord allows a tenant to move into a mobile home park without a rental agreement or without a waiver of the right to a five year term, the term of the tenancy shall be deemed to be five years from the date of occupancy.

Appropriation: None.

Fiscal Note: Not requested.

Effective Date: The bill takes effect 90 days after adjournment of session in which bill is passed.