

SENATE BILL REPORT

SB 5035

As Passed Senate, March 2, 2011

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

Brief Description: Requiring landlords to provide tenants with written receipts upon request under the manufactured/mobile home landlord-tenant act.

Sponsors: Senators Shin, Honeyford and Kohl-Welles.

Brief History:

Committee Activity: Financial Institutions, Housing & Insurance: 1/19/11 [DP].
Passed Senate: 3/02/11, 48-1.

SENATE COMMITTEE ON FINANCIAL INSTITUTIONS, HOUSING & INSURANCE

Majority Report: Do pass.

Signed by Senators Hobbs, Chair; Prentice, Vice Chair; Benton, Ranking Minority Member; Fain, Haugen, Keiser and Litzow.

Staff: Alison Mendiola (786-7483)

Background: The Manufactured/Mobile Landlord-Tenant Act (MHLTA) provides for the responsibilities and duties of tenants and owners in manufactured/mobile home communities.

The MHLTA does not require landlords to provide tenants with written receipts for any payments made by the tenant.

Summary of Bill: If a tenant requests a receipt for any payment the tenant made, the landlord is to provide a written receipt within 15 days of the request. A tenant may request a receipt for any payments made within the previous 12 months.

Appropriation: None.

Fiscal Note: Not requested.

Committee/Commission/Task Force Created: No.

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

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not a part of the legislation nor does it constitute a statement of legislative intent.

Staff Summary of Public Testimony: PRO: This bill is a simple bill that reflects the collaborative effort of park owners and tenants addressing the concern of payment receipts. The language was agreed to by the Manufactured Housing Landlord-Tenant Coalition. The tenants have asked for a clarifying amendment (payment by cash or money order) but the language as-is would include that. If the tenant has the ability to get a receipt for any payments made this would be helpful if there was a dispute over any payment.

Persons Testifying: PRO: Senator Shin, prime sponsor; Ken Spencer, Manufactured Housing Communities of Washington.