

SSB 5233 - S AMD 185
By Senator Chase

NOT CONSIDERED

1 Strike everything after the enacting clause and insert the
2 following:

3 "NEW SECTION. **Sec. 1.** The purpose of this chapter is to establish
4 a training program for managers of manufactured housing communities.

5 NEW SECTION. **Sec. 2.** The definitions in this section apply
6 throughout this chapter unless the context clearly requires otherwise.

7 (1) "Manufactured housing community" has the same meaning as
8 provided in RCW 59.20.030.

9 (2) "Manufactured housing community management" means those
10 actions, functions, or duties related to the management of a
11 manufactured housing community including, but not limited to, the
12 collection of rent and other charges, renting mobile home lots, the
13 enforcement of the terms of tenancy, and the implementation of landlord
14 and tenant duties and responsibilities under chapter 59.20 RCW.

15 (3) "Manufactured housing community manager" means a person who
16 performs manufactured housing community management, and is required to
17 be trained under this chapter to perform manufactured housing community
18 management services.

19 (4) "Training program" means the manufactured housing community
20 manager training program established pursuant to this chapter and
21 administered by the attorney general under the manufactured/mobile home
22 dispute resolution program.

23 NEW SECTION. **Sec. 3.** (1) A person must not manage a manufactured
24 housing community in this state beyond the grace period identified in
25 subsection (3) of this section until the person has completed the
26 training program.

27 (2) An owner of a manufactured housing community is not required to
28 be trained under this chapter if the owner employs a resident manager,

1 property manager, or independent contract manager who has completed the
2 training program to perform manufactured housing community management
3 duties.

4 (3) If a person becomes a manufactured housing community manager
5 and has not previously completed the training program, the person must
6 complete the training program within one year of beginning employment.

7 NEW SECTION. **Sec. 4.** (1) Any person required to be trained as a
8 manufactured housing community manager must acquire a certificate of
9 completion of training from the attorney general.

10 (2) The certificate of completion of training must:
11 (a) Be made available for view by the public; and
12 (b) Indicate that the person has satisfactorily completed a minimum
13 of four hours of training as prescribed under subsection (4) of this
14 section.

15 (3) A certificate of completion of training is effective upon the
16 date of issue and is valid for one year.

17 (4) A minimum of four hours of manufactured housing community
18 manager training is required annually.

19 NEW SECTION. **Sec. 5.** (1) The attorney general under the
20 manufactured/mobile home dispute resolution program must administer the
21 training program.

22 (2) The attorney general must develop the curriculum for the
23 training program with input from statewide associations representing
24 manufactured housing community tenants and owners.

25 (3) The attorney general must issue certificates of completion of
26 training to persons who have successfully completed the training
27 program, and must maintain a list of the names of these persons to be
28 made available to the public.

29 (4) The attorney general may charge a fee for the training program
30 to recover the costs of the training program, but only to the extent
31 funds are not available in the manufactured/mobile home dispute
32 resolution program account to cover the costs of the training program.

33 (5) The attorney general may enforce this chapter.

34 NEW SECTION. **Sec. 6.** The attorney general is not responsible for
35 the conduct of a landlord, manager, owner, or other person attending or

1 required to attend the training program. This chapter does not create
2 a cause of action against the attorney general related to the training
3 program or a violation of this chapter by any person required to attend
4 the training program.

5 NEW SECTION. **Sec. 7.** A violation of this chapter is a class 1
6 civil infraction under RCW 7.80.120.

7 **Sec. 8.** RCW 59.30.070 and 2007 c 431 s 8 are each amended to read
8 as follows:

9 The manufactured/mobile home dispute resolution program account is
10 created in the custody of the state treasurer. All receipts from
11 sources directed to the manufactured/mobile home dispute resolution
12 program must be deposited in the account. Expenditures from the
13 account may be used only for the costs associated with administering
14 the manufactured/mobile home dispute resolution program, including the
15 training program under chapter 59.-- RCW (the new chapter created in
16 section 12 of this act). Only the attorney general or the attorney
17 general's designee may authorize expenditures from the account. The
18 account is subject to allotment procedures under chapter 43.88 RCW, but
19 an appropriation is not required for expenditures.

20 NEW SECTION. **Sec. 9.** If any provision of this act or its
21 application to any person or circumstance is held invalid, the
22 remainder of the act or the application of the provision to other
23 persons or circumstances is not affected.

24 NEW SECTION. **Sec. 10.** Sections 3 through 5 of this act take
25 effect July 1, 2014.

26 NEW SECTION. **Sec. 11.** Except for sections 3 through 5 of this
27 act, this act takes effect August 1, 2013.

28 NEW SECTION. **Sec. 12.** Sections 1 through 7 of this act constitute
29 a new chapter in Title 59 RCW."

NOT CONSIDERED

1 On page 1, line 2 of the title, after "communities;" strike the
2 remainder of the title and insert "amending RCW 59.30.070; adding a new
3 chapter to Title 59 RCW; prescribing penalties; and providing effective
4 dates."

EFFECT: (1) The Attorney General (AG) under the
Manufactured/Mobile Home Dispute Resolution Program must administer the
training program, as opposed to a statewide nonprofit group solely
representing manufactured housing communities.

(2) The AG must develop the curriculum with input from statewide
associations representing tenants and owners, issue the training
certificates, and maintain a list of persons who completed the training
program, as opposed to a newly created advisory council.

(3) The AG may charge a fee for the training program to recover
costs, but only to the extent that funds are not available in the
Manufactured/Mobile Home Dispute Resolution Program Account to cover
costs.

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