

**HB 1884 - H AMD 655**

By Representatives Ryu, Barkis

ADOPTED 01/22/2018

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

3 "Sec. 1. RCW 59.21.005 and 1995 c 122 s 2 are each amended to  
4 read as follows:

5 The legislature recognizes that it is quite costly (~~to move a~~  
6 ~~mobile home~~) for tenants who own homes in manufactured/mobile home  
7 parks to relocate when the park in which they reside is closed or  
8 converted to another use. Many (~~mobile home~~) such tenants need  
9 financial assistance in order to (~~move their mobile homes from a~~)  
10 relocate from a manufactured/mobile home park. The purpose of this  
11 chapter is to provide a mechanism for assisting manufactured/mobile  
12 home tenants to relocate their manufactured/mobile homes to suitable  
13 alternative sites (~~when the mobile home park in which they reside is~~  
14 ~~closed or converted to another use~~) or demolish and dispose of their  
15 homes and secure housing.

16 **Sec. 2.** RCW 59.21.010 and 2009 c 565 s 47 are each reenacted and  
17 amended to read as follows:

18 Unless the context clearly requires otherwise, the definitions in  
19 this section apply throughout this chapter.

20 (1) "Department" means the department of commerce.

21 (2) "Director" means the director of the department of commerce.

22 (3) "Fund" means the manufactured/mobile home park relocation  
23 fund established under RCW 59.21.050.

24 (4) "Landlord" or "park-owner" means the owner of the  
25 manufactured/mobile home park that is being closed at the time  
26 relocation assistance is provided.

27 (5) "Low-income household" means a single person, family, or  
28 unrelated persons living together whose adjusted income is less than  
29 eighty percent of the median family income, adjusted for household  
30 size, for the county where the manufactured/mobile home is located.

1       (6) "Manufactured/mobile home park" or "park" means real property  
2 that is rented or held out for rent to others for the placement of  
3 two or more manufactured/mobile homes for the primary purpose of  
4 production of income, except where the real property is rented or  
5 held out for rent for seasonal recreational purpose only and is not  
6 intended for year-round occupancy.

7       ~~((6))~~ (7) "Relocate" means to remove the manufactured/mobile  
8 home from the manufactured/mobile home park being closed and to  
9 ~~((either))~~ (i) reinstall it in another location or ~~((to))~~ (ii)  
10 demolish and dispose of it and either purchase another ~~((mobile/))~~  
11 manufactured home constructed to the standards set by the department  
12 of housing and urban development or secure other housing.

13       ~~((7))~~ (8) "Relocation assistance" means the monetary assistance  
14 provided under this chapter.

15       (9) "Tenant" means a person that owns a manufactured/mobile home  
16 located on a rented lot in a manufactured/mobile home park.

17       **Sec. 3.** RCW 59.21.021 and 2005 c 399 s 5 are each amended to  
18 read as follows:

19       (1) If a manufactured/mobile home park is closed or converted to  
20 another use ~~((after December 31, 1995))~~, eligible tenants shall be  
21 entitled to relocation assistance on a first-come, first-serve basis.  
22 The department shall give priority for distribution of relocation  
23 assistance to eligible tenants residing in parks that are closed as a  
24 result of park-owner fraud or as a result of health and safety  
25 concerns as determined by the local board of health. Payments shall  
26 be made upon the department's verification of eligibility, subject to  
27 the availability of remaining funds.

28       (2) Eligibility for relocation assistance funds is limited to  
29 low-income households. ~~((As used in this section, "low-income~~  
30 ~~household" means a single person, family, or unrelated persons living~~  
31 ~~together whose adjusted income is less than eighty percent of the~~  
32 ~~median family income, adjusted for household size, for the county~~  
33 ~~where the mobile or manufactured home is located.~~

34       ~~(2) Assistance for closures occurring after December 31, 1995, is~~  
35 ~~limited to persons who maintain ownership of and relocate their~~  
36 ~~mobile home or who dispose of a home not relocatable to a new site.)~~

37       (3) ~~((Persons))~~ Eligible tenants who ~~((removed and disposed of~~  
38 ~~their mobile home or maintained ownership of and relocated their~~  
39 ~~mobile homes))~~ relocate are entitled to reimbursement of actual

1 relocation expenses from the fund up to a maximum of twelve thousand  
2 dollars for a ~~((double-wide))~~ multisection home and up to a maximum  
3 of seven thousand five hundred dollars for a single-~~((wide))~~ section  
4 home.

5 (4) Any individual or organization may apply to receive funds  
6 from the ~~((mobile home park relocation))~~ fund, for use in combination  
7 with funds from public or private sources, toward relocation of  
8 tenants eligible under this section, with agreement from the tenant.  
9 ~~((Funds received from the mobile home park relocation fund shall only  
10 be used for relocation assistance expenses or other mobile/  
11 manufactured home ownership expenses, that include down payment  
12 assistance, if the owners are not planning to relocate their mobile  
13 home as long as their original home is removed from the park.))~~

14 **Sec. 4.** RCW 59.21.025 and 1998 c 124 s 3 are each amended to  
15 read as follows:

16 ~~((1))~~ If financial assistance for relocation is obtained from  
17 sources other than the ~~((mobile home park relocation))~~ fund  
18 ~~((established under this chapter))~~, then the relocation assistance  
19 provided to any person ~~((under this chapter))~~ from the fund shall be  
20 reduced as necessary to ensure that no person receives financial  
21 assistance for relocation from all sources combined ~~((more than: (a)  
22 That person's actual cost of relocation; or (b) seven thousand  
23 dollars for a double wide mobile home and three thousand five hundred  
24 dollars for a single wide mobile home.~~

25 ~~(2) When a person receives financial assistance for relocation  
26 from a source other than the mobile home park relocation assistance  
27 fund, then the assistance received from the fund will be the  
28 difference between the maximum amount to which a person is entitled  
29 under RCW 59.21.021(3) and the amount of assistance received from the  
30 outside source.~~

31 ~~(3) If the amount of assistance received from an outside source  
32 exceeds the maximum amounts of assistance to which a person is  
33 entitled under RCW 59.21.021(3), then that person will not receive  
34 any assistance from the mobile home park relocation assistance fund))~~  
35 in excess of that person's actual relocation expenses.

36 **Sec. 5.** RCW 59.21.050 and 2011 c 158 s 7 are each amended to  
37 read as follows:

1 (1) The existence of the manufactured/mobile home park relocation  
2 fund in the custody of the state treasurer is affirmed. Expenditures  
3 from the fund may be used only for relocation assistance awarded  
4 under this chapter and the department's costs as provided in  
5 subsection (3) of this section. Only the director or the director's  
6 designee may authorize expenditures from the fund. All relocation  
7 assistance payments to tenants under this chapter shall be made from  
8 the fund. The fund is subject to allotment procedures under chapter  
9 43.88 RCW, but no appropriation is required for expenditures.

10 (2) A (~~park~~) tenant is eligible for relocation assistance under  
11 this chapter only after an application is submitted by that tenant or  
12 an organization acting on the tenant's account under RCW 59.21.021(4)  
13 on a form approved by the director (~~which~~). The application shall  
14 include: (a) (~~For those persons who maintained ownership of and~~  
15 ~~relocated their homes or removed their homes from the park: (i)~~) A  
16 copy of the notice from the park-owner, or other adequate proof, that  
17 the tenancy is terminated due to closure of the park or its  
18 conversion to another use; (~~(ii)~~) (b) a copy of the rental  
19 agreement then in force, or other proof that the applicant was a  
20 tenant at the time of notice of closure; (~~(iii) a copy of the~~  
21 ~~contract for relocating the home which includes the date of~~  
22 ~~relocation, or other)~~) (c) proof of actual relocation expenses  
23 incurred on a date certain; (~~and (iv)~~) (d) proof of ownership of  
24 the home at the time of notice of closure; and (e) a statement of any  
25 other available assistance(~~(v)~~) received.

26 (~~(b) For those persons who sold their homes and incurred no~~  
27 ~~relocation expenses: (i) A copy of the notice from the park owner, or~~  
28 ~~other adequate proof, that the tenancy is terminated due to closure~~  
29 ~~of the park or its conversion to another use; (ii) a copy of the~~  
30 ~~rental agreement then in force, or other proof that the applicant was~~  
31 ~~a tenant at the time of notice of closure; and (iii) a copy of the~~  
32 ~~record of title transfer issued by the department of licensing when~~  
33 ~~the tenant sold the home rather than relocate it due to park closure~~  
34 ~~or conversion.)~~)

35 (3) The department may deduct a percentage amount of the fee  
36 collected under RCW 46.17.155 for administration expenses incurred by  
37 the department."

38 Correct the title.

EFFECT: (1) Changes "mobile home" references to "manufactured/mobile home."

(2) Adds a definition for "tenant."

(3) Eliminates a tenant's eligibility for relocation assistance funds for tenants who relocate specifically because their mobile home park undergoes redevelopment, changes in its age-restricted community use, or is closed or converted to rehabilitate and relocate a pre-HUD mobile home within the park.

(4) Eliminates provisions allowing for partial assistance from the relocation assistance fund for tenants who abandon their mobile homes.

(5) Eliminates the ability for tenants to collect an additional 2,500 dollars from the relocation assistance fund if their mobile home was ground set.

(6) Reinstates the definition of "low-income household" and the requirement that relocation assistance funds are only available to low-income households.

(7) Expands the definition of "relocate" allowing a tenant to secure housing, other than a manufactured home, with relocation assistance when the manufactured/mobile home has been demolished and disposed of.

(8) Makes changes to the relocation assistance application criteria.

(9) Makes technical changes.

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