**1582-S.E AMS ZEIG S4191.1 - NOT FOR FLOOR USE**

**ESHB 1582** - S AMD TO WM COMM AMD (S-3906.1/19) **654**

By Senator Zeiger

**WITHDRAWN 04/17/2019**

Beginning on page 4, line 21, strike all of section 3

Renumber the remaining sections consecutively and correct any internal references accordingly.

On page 7, line 28, after "than" strike "((~~one~~)) two years" and insert "one year"

On page 7, line 29, after "if the" strike "initial"

On page 7, line 29, after "for" strike "((~~one~~)) two years" and insert "one year"

On page 7, line 38, after "exceeding" strike "((~~one~~)) two years" and insert "one year"

On page 12, at the beginning of line 11, strike "thirty" and insert "twenty"

On page 12, line 19, after "((~~five~~))" strike "fourteen" and insert "ten"

On page 13, beginning on line 34, after "((~~fifteen day~~))" strike all material through "day" on line 35, and insert "twenty-day"

Beginning on page 15, line 19, strike all of section 8

Renumber the remaining sections consecutively and correct any internal references accordingly.

On page 20, after line 12, insert the following:

"NEW SECTION. **Sec.**  (1) The department of commerce shall convene a work group to make recommendations about mobile home park rental agreement terms, notices, on the closure of or conversion of manufactured/mobile home communities, and amendment, changes, or additions to mobile home park rules under chapter 59.20 RCW.

(2) The work group shall assess perspectives on manufactured/mobile home landlord-tenant laws and policies and facilitate discussions amongst relevant stakeholders representing both mobile home park owners and tenants to reach agreed upon recommendations.

(3) Specifically, the study must:

(a) Evaluate the impact of various rental agreement terms and provide recommendations on the best option for the duration of rental agreement terms;

(b) Evaluate the impact of various notice periods when manufactured/mobile home parks are scheduled to be closed or converted to another use and provide recommendations on the best option for a notice period for such park closures or conversions;

(c) Evaluate possible approaches to increasing the amount of manufactured housing communities in Washington, including siting and development of new manufactured housing communities;

(d) Evaluate methods to incentivize and build new manufactured housing community developments; and

(e) Evaluate the impact of various processes for amending or adding to mobile home park rules, including appropriate notice periods, and provide recommendations on the best process for amending or adding to park rules.

(4) The study must begin by August 1, 2019. The department must issue a final report, including the result of any facilitated agreed-upon recommendations, to the appropriate committees of the legislature by December 1, 2019.

(5) This section expires July 1, 2020."

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On page 20, at the beginning of line 15, strike all material through "RCW." on line 17 and insert "59.20.060, 59.20.070, 59.20.073, 59.20.080, 59.20.210, and 59.21.030; adding new sections to chapter 59.20 RCW; and adding a new section to chapter 59.21 RCW; creating a new section; and providing an expiration date."

EFFECT: (1) Restores the one year or more rental terms agreement requirement;

(2) Reduces the pay or vacate notice for failure to pay rent from 14 days to 10;

(3) Reduces the thirty-day requirement of notice to comply or vacate for a park rules violation to 20 days notice; and

(4) Creates a work group of manufactured housing providers and tenants to look at manufactured housing issues.