

ESHB 1582 - S AMD TO WM COMM AMD (S-3906.1/19) **715**

By Senator Kuderer

WITHDRAWN 04/17/2019

1 On page 4, line 23, after "and section" strike "8" and insert "9"

2 On page 5, line 3, after "automatically" insert "and continually"

3 On page 5, line 4, after "unless" strike all material through
4 "parties" and insert "otherwise agreed to in writing by the parties.
5 Any other rental agreement of whatever duration automatically and
6 continually renews for the term of the original rental agreement
7 unless otherwise agreed to in writing by the parties"

8 On page 7, line 15, after "regarding" insert "(i)"

9 On page 7, line 16, after "space" insert "or (ii) the rental
10 amount charged for the lot or space for the duration of the current
11 mobile home park ownership if fewer than five years"

12 On page 15, line 12, after "assigned." insert "If a tenant under
13 this subsection defaults in the payment of current rent incurred
14 after eviction or in past due rent or fails to sell the mobile home,
15 manufactured home, or park model within one hundred twenty days after
16 eviction, the provisions of this chapter, and chapters 59.12 and
17 59.18 RCW in accordance with RCW 59.20.040, apply."

EFFECT: (1) Makes a technical correction to an internal section reference.

(2) Clarifies that lease term agreements of two years or more automatically and continually renew for one year, and lease term agreements of any other duration automatically and continually renew for the original lease term, unless agreed to otherwise in writing by the parties.

(3) Modifies the five-year rental history disclosure requirement in leases to allow for a shorter period of disclosure if current mobile home park ownership is fewer than 5 years.

(4) Clarifies that the provisions of the MHLTA and certain provisions under chapters 59.12 and 59.18 RCW apply when an evicted

tenant fails to keep up with rent or fails to sell their mobile home within 120 days after eviction.

--- **END** ---