

HB 1204 - H AMD 842

By Representative Eslick

NOT CONSIDERED 04/27/2025

1 On page 4, beginning on line 20, strike all material through
2 "community" on line 26 and insert the following:

3 "(j) Which prohibits a tenant who is age 55 or older from having
4 one homesharing roommate, as long as the roommate's residence in the
5 manufactured/mobile home community does not violate any age
6 restrictions that apply to the community. For the purposes of this
7 subsection (2)(j), "homesharing roommate" means a roommate who shares
8 the home with the tenant as part of a home-matching program or
9 homesharing arrangement that involves an exchange of services such as
10 cooking, housework, or gardening for room and board or some financial
11 consideration such as rent"

12 On page 7, beginning on line 24, strike all of subsection (10)
13 and insert the following:

14 "(10) Prohibit a tenant who is age 55 or older from having one
15 homesharing roommate, as long as the roommate's residence in the
16 manufactured/mobile home community does not violate any age
17 restrictions that apply to the community. For the purposes of this
18 subsection (10), "homesharing roommate" has the same meaning as in
19 RCW 59.20.060(2)(j)."

20 Beginning on page 7, line 31, strike all of section 3

21 Correct the title.

EFFECT: Makes the following changes to the underlying bill:

(1) Allows a manufactured/mobile home tenant who is age 55 or older to have one homesharing roommate (instead of at least one roommate more generally), as long as the homesharing roommate's residence in the community does not violate any applicable age restrictions.

(2) Defines "homesharing roommate" as a roommate who shares the home with the tenant as part of a home-matching program or homesharing arrangement that involves an exchange of services such as cooking, housework, or gardening for room and board or some financial consideration such as rent.

(3) Removes the requirement that a landlord provide each tenant with written notice of this allowance when the lease or rental agreement is signed or renewed.

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