
Housing Committee

HB 1191

Brief Description: Concerning removing vehicle titles from manufactured homes.

Sponsors: Representatives Connors, Peterson, Ryu, Gregerson, Barkis, Ormsby and Hill.

Brief Summary of Bill

- Allows the owner of a mobile or manufactured home in a mobile home park or manufactured housing community to apply to the Department of Licensing for removal of the home's vehicle title, if the owner is entitled to occupy the lot for at least 15 years or the life of the owner.

Hearing Date: 1/30/25

Staff: Serena Dolly (786-7150).

Background:

An owner of a mobile or manufactured home must establish ownership by applying to the Department of Licensing (DOL) for a vehicle title to be issued. A person who owns both the mobile or manufactured home and the land on which it is affixed may apply to have the title eliminated or, if the home is new, to have the title waived. A person is considered to own the land if the person has fee simple title, has a leasehold estate of at least 35 years, or is purchasing the land with a real estate contract.

If the title for a mobile or manufactured home has been eliminated, the home is treated as real property and may only be sold or transferred with the land to which it is affixed, unless the owner has applied for a new title to be issued or has obtained the permits required to move the home.

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not part of the legislation nor does it constitute a statement of legislative intent.

Summary of Bill:

The owner of a mobile or manufactured home in a mobile home park or manufactured housing community may apply to the DOL for removal or waiver of the home's vehicle title, if the owner has an individual interest in the mobile home park or manufactured housing community.

An individual interest is any interest that entitles a person to occupy a lot in a mobile home park or manufactured housing community for at least 15 years or the life of the person. An individual interest includes:

- ownership of a lot or space in a mobile home park, manufactured housing community, or subdivision;
- membership or shares in a stock cooperative or a limited equity housing cooperative; or
- membership in a nonprofit mutual benefit corporation which owns or operates the mobile home park or manufactured housing community.

Appropriation: None.

Fiscal Note: Available.

Effective Date: The bill takes effect on October 15, 2025.