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**Consumer Protection & Business  
Committee**

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**HB 1760**

**Brief Description:** Removing barriers for organizations selling manufactured homes to low-income households.

**Sponsors:** Representatives Volz, Peterson, Connors, Griffey, Schmidt, Waters, Barnard, Low, Chase, Eslick and Ramel.

**Brief Summary of Bill**

- Excludes certain entities that sell 12 or less manufactured homes to low-income households at cost in any 12-month period from being licensed as vehicle dealers.

**Hearing Date:** 2/14/25

**Staff:** Megan Mulvihill (786-7304).

**Background:**

Manufactured homes are designed, structured, and constructed to be transportable, built on a permanent chassis that allow them to be trailered and relocated. This mobile design classifies manufactured homes as personal property, rather than real property, and they are titled as vehicles. As a result, dealers of manufactured homes are subject to vehicle dealer laws. Vehicle dealers are required to be licensed by the Department of Licensing and must adhere to specific regulations. Any person or association engaged in the buying and selling of five or more vehicles is required to obtain a vehicle dealer license. The initial vehicle dealer licensing fee is \$975, and vehicle dealers must obtain a surety bond of \$30,000.

**Summary of Bill:**

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*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.*

A community land trust, resident nonprofit cooperative, local government, public housing authority, nonprofit community or neighborhood-based organization, federally recognized Indian tribe in Washington, or regional or statewide nonprofit housing assistance organization that does not sell more than 12 manufactured homes to low-income households at cost in any 12-month period is not considered a vehicle dealer and is not subject to licensing and regulation requirements for vehicle dealers.

**Appropriation:** None.

**Fiscal Note:** Requested on February 5, 2025.

**Effective Date:** The bill takes effect 90 days after adjournment of the session in which the bill is passed.