

# SENATE BILL REPORT

## SB 5661

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As of February 11, 2025

**Title:** An act relating to creating consistency in housing.

**Brief Description:** Creating consistency in housing.

**Sponsors:** Senators Goehner, Gildon and Chapman.

**Brief History:**

**Committee Activity:** Housing: 2/14/25.

**Brief Summary of Bill**

- Preempts counties, cities and towns from enacting, maintaining or enforcing ordinances or other provisions which regulate any agreement between a landlord and a tenant under the Residential Landlord-Tenant Act and the Manufactured/Mobile Home Landlord-Tenant Act with certain exceptions.

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### SENATE COMMITTEE ON HOUSING

**Staff:** Bill Fosbre (786-7531)

**Background:** Residential Landlord-Tenant Act. The Residential Landlord-Tenant Act (RLTA) governs the legal duties, rights, and remedies related to any rental agreement between a landlord and a tenant for a residential dwelling unit.

Manufactured/Mobile Home Landlord-Tenant Act. The Manufactured/Mobile Home Landlord-Tenant Act (MHLTA) governs the legal duties, rights, and remedies related to any rental agreement between a landlord and a tenant for a manufactured or mobile home lot within a manufactured or mobile home park where the tenant has no ownership interest in the property or in the association that owns the property.

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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.*

No county, city, town, or municipality of any class may enact, maintain, or enforce ordinances or other provisions that regulate matters related to providing tenants or qualified tenant organization an opportunity to compete to purchase a manufactured or mobile home community when the owner intends to sell the community.

This prohibition includes:

- the notice given;
- the process used to sell or transfer the community;
- exceptions to the sale or transfer; and
- the obligations of the community owner to certify certain items to preserve the marketability of title to community.

Local laws and ordinances that regulate these matters are preempted and repealed, regardless of the nature of the code, charter, or home rule status of such city, town, county, or municipality, except for those local laws already in effect before May 1, 2023.

State Preemption Related to Regulating Rent Charged. No county, city or town of any class may enact, maintain, or enforce ordinances or other provisions which regulate the amount of rent to be charged for single-family or multiple-unit residential rental structures or sites other than properties in public ownership, under public management, or properties providing low-income rental housing under joint public-private agreements for the financing or provision of such low-income rental housing.

**Summary of Bill:** No county, city or town of any class may enact, maintain, or enforce ordinances or other provisions which regulate any agreement between a landlord and tenant entered under the RLTA or MHLTA for single-family or multiple-unit residential rental structures or sites other than in public ownership, under public management, or property providing low-income rental housing under joint public-private agreements for financing or provision of such low-income rental housing.

This act does not prohibit a county, city, or town from entering into agreements with private persons that regulate or control the amount of rent to be charged for rental properties.

**Appropriation:** None.

**Fiscal Note:** Not requested.

**Creates Committee/Commission/Task Force that includes Legislative members:** No.

**Effective Date:** Ninety days after adjournment of session in which bill is passed.