
SUBSTITUTE HOUSE BILL 1768

State of Washington

69th Legislature

2025 Regular Session

By House Housing (originally sponsored by Representatives Lekanoff, Bernbaum, Scott, Parshley, Eslick, Pollet, and Reed)

READ FIRST TIME 02/21/25.

1 AN ACT Relating to preserving manufactured housing communities by
2 limiting purchases by certain entities; amending RCW 19.86.140;
3 adding a new chapter to Title 19 RCW; creating a new section; and
4 prescribing penalties.

5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

6 NEW SECTION. **Sec. 1.** The legislature finds that manufactured
7 housing plays a key role in the availability of affordable
8 homeownership opportunities in Washington state. The legislature also
9 finds that it has taken steps to help preserve the availability and
10 affordability of rental lots for manufactured homeowners, who are
11 often senior or low-income households. However, the legislature
12 further finds that acquisition of local manufactured housing
13 communities by large investment and business entities is driving
14 local landlords out of business while displacing homeowners with
15 significant increases in rent and fees. Therefore, the legislature
16 intends to prohibit large investment and business entities from
17 purchasing more of the state's existing manufactured housing
18 communities so that our state's residents and families can afford to
19 buy and live in manufactured homes in existing communities.

1 NEW SECTION. **Sec. 2.** (1)(a) A business entity may not purchase,
2 acquire, or otherwise obtain an interest in another manufactured
3 housing community or lot if it has an interest in at least:

4 (i) Five manufactured housing communities; or

5 (ii) 200 manufactured housing lots in one or more manufactured
6 housing communities.

7 (b) An investment entity may not purchase, acquire, or otherwise
8 obtain an interest in a manufactured housing community or lot.

9 (2) A business or investment entity is not subject to the
10 prohibitions in subsection (1) of this section if the entity is:

11 (a) An eligible organization as defined in RCW 59.20.030; or

12 (b) Acquiring an ownership interest in a manufactured housing
13 community or lot through the development of a new manufactured
14 housing community or lot.

15 (3) The legislature finds that the practices covered by this
16 section are matters vitally affecting the public interest for the
17 purpose of applying the consumer protection act, chapter 19.86 RCW. A
18 violation of this section is not reasonable in relation to the
19 development and preservation of business and is an unfair or
20 deceptive act in trade or commerce and an unfair method of
21 competition for the purpose of applying the consumer protection act,
22 chapter 19.86 RCW.

23 (4) A seller of a manufactured housing community or lot is not
24 liable for any violation of this section.

25 (5) For the purposes of this section:

26 (a) "Business entity" means any association, company, firm,
27 partnership, corporation, limited liability company, limited
28 liability partnership, or other legal entity, and that entity's
29 successors, assignees, or affiliates. "Business entity" does not
30 include an investment entity.

31 (b) "Investment entity" means:

32 (i) A real estate investment trust as defined by any state or
33 federal statute; or

34 (ii) An entity that manages funds pooled from investors and owes
35 a fiduciary to those investors.

36 (c) "Manufactured housing community" means any real property
37 which is rented or held out for rent to others for the placement of
38 two or more mobile homes, manufactured homes, or park models for the
39 primary purpose of production of income, except where such real

1 property is rented or held out for rent for seasonal recreational
2 purpose only and is not intended for year-round occupancy.

3 (d) "Manufactured housing lot" or "lot" means a portion of a
4 manufactured housing community designated as the location of one
5 mobile home, manufactured home, or park model and its accessory
6 buildings, and intended for the exclusive use as a primary residence
7 by the occupants of that mobile home, manufactured home, or park
8 model.

9 **Sec. 3.** RCW 19.86.140 and 2024 c 256 s 2 are each amended to
10 read as follows:

11 Every person who shall violate the terms of any injunction issued
12 as in this chapter provided, shall forfeit and pay a civil penalty of
13 not more than \$125,000.

14 Every person who violates RCW 19.86.030 or 19.86.040 shall pay a
15 civil penalty of up to three times the unlawful gains or loss avoided
16 as a result of each violation.

17 Every person who violates RCW 19.86.020 shall forfeit and pay a
18 civil penalty of not more than \$7,500 for each violation: PROVIDED,
19 That nothing in this paragraph shall apply to any radio or television
20 broadcasting station which broadcasts, or to any publisher, printer
21 or distributor of any newspaper, magazine, billboard or other
22 advertising medium who publishes, prints or distributes, advertising
23 in good faith without knowledge of its false, deceptive or misleading
24 character.

25 Every person who violates section 2 of this act shall pay a civil
26 penalty of not more than \$100,000 for each violation and sell the
27 property in violation to an independent third party within one year
28 of the date that the court enters the judgment. Every person who
29 fails to sell property in violation to an independent party within
30 one year of entry of judgment shall pay an additional civil penalty
31 of not more than the amount for violating the terms of an injunction
32 issued under this chapter.

33 For unlawful acts or practices that target or impact specific
34 individuals or communities based on demographic characteristics
35 including, but not limited to, age, race, national origin,
36 citizenship or immigration status, sex, sexual orientation, presence
37 of any sensory, mental, or physical disability, religion, veteran
38 status, or status as a member of the armed forces, as that term is

1 defined in 10 U.S.C. Sec. 101, an enhanced penalty of \$5,000 shall
2 apply.

3 For the purpose of this section the superior court issuing any
4 injunction shall retain jurisdiction, and the cause shall be
5 continued, and in such cases the attorney general acting in the name
6 of the state may petition for the recovery of civil penalties.

7 With respect to violations of RCW 19.86.030 and 19.86.040, the
8 attorney general, acting in the name of the state, may seek recovery
9 of such penalties in a civil action.

10 By December 1, 2022, and every five years thereafter, the office
11 of the attorney general shall evaluate the efficacy of the maximum
12 civil penalty amounts established in this section in deterring
13 violations of the consumer protection act and the difference, if any,
14 between the current penalty amounts and the penalty amounts adjusted
15 for inflation, and provide the legislature with a report of its
16 findings and any recommendations in compliance with RCW 43.01.036.

17 NEW SECTION. **Sec. 4.** Section 2 of this act constitutes a new
18 chapter in Title 19 RCW.

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