

CERTIFICATION OF ENROLLMENT

HOUSE BILL 1760

Chapter 68, Laws of 2025

69th Legislature
2025 Regular Session

MANUFACTURED HOMES—CERTAIN ENTITIES SELLING AT COST—VEHICLE DEALER
LICENSURE EXEMPTION

EFFECTIVE DATE: July 27, 2025

Passed by the House March 5, 2025
Yeas 97 Nays 0

LAURIE JINKINS

**Speaker of the House of
Representatives**

Passed by the Senate April 7, 2025
Yeas 49 Nays 0

DENNY HECK

President of the Senate

Approved April 16, 2025 10:55 AM

BOB FERGUSON

Governor of the State of Washington

CERTIFICATE

I, Bernard Dean, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **HOUSE BILL 1760** as passed by the House of Representatives and the Senate on the dates hereon set forth.

BERNARD DEAN

Chief Clerk

FILED

April 16, 2025

**Secretary of State
State of Washington**

HOUSE BILL 1760

Passed Legislature - 2025 Regular Session

State of Washington

69th Legislature

2025 Regular Session

By Representatives Volz, Peterson, Connors, Griffey, Schmidt, Waters, Barnard, Low, Chase, Eslick, and Ramel

Read first time 01/31/25. Referred to Committee on Consumer Protection & Business.

1 AN ACT Relating to removing barriers for organizations selling
2 manufactured homes to low-income households at cost; and amending RCW
3 46.70.011.

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

5 **Sec. 1.** RCW 46.70.011 and 2016 sp.s. c 26 s 1 are each amended
6 to read as follows:

7 As used in this chapter:

8 (1) "Auction" means a transaction conducted by means of exchanges
9 between an auctioneer and the members of the audience, constituting a
10 series of oral invitations for offers for the purchase of vehicles
11 made by the auctioneer, offers to purchase by members of the
12 audience, and the acceptance of the highest or most favorable offer
13 to purchase.

14 (2) "Auction company" means a sole proprietorship, partnership,
15 corporation, or other legal or commercial entity licensed under
16 chapter 18.11 RCW that only sells or offers to sell vehicles at
17 auction or only arranges or sponsors auctions.

18 (3) "Buyer's agent" means any person, firm, partnership,
19 association, limited liability company, limited liability
20 partnership, or corporation retained or employed by a consumer to
21 arrange for or to negotiate, or both, the purchase or lease of a new

1 motor vehicle on behalf of the consumer, and who is paid a fee or
2 receives other compensation from the consumer for its services.

3 (4) "Department" means the department of licensing, which shall
4 administer and enforce the provisions of this chapter.

5 (5) "Director" means the director of licensing.

6 (6) "Established place of business" means a location meeting the
7 requirements of RCW 46.70.023(1) at which a vehicle dealer conducts
8 business in this state.

9 (7) "Listing dealer" means a used mobile home dealer who makes
10 contracts with sellers who will compensate the dealer for obtaining a
11 willing purchaser for the seller's mobile home.

12 (8) "Manufacturer" means any person, firm, association,
13 corporation, or trust, resident or nonresident, who manufactures or
14 assembles new and unused vehicles or remanufactures vehicles in whole
15 or in part and further includes the terms:

16 (a) "Distributor," which means any person, firm, association,
17 corporation, or trust, resident or nonresident, who in whole or in
18 part offers for sale, sells, or distributes any new and unused
19 vehicle to vehicle dealers or who maintains factory representatives.

20 (b) "Factory branch," which means a branch office maintained by a
21 manufacturer for the purpose of selling or offering for sale,
22 vehicles to a distributor, wholesaler, or vehicle dealer, or for
23 directing or supervising in whole or in part factory or distributor
24 representatives, and further includes any sales promotion
25 organization, whether a person, firm, or corporation, which is
26 engaged in promoting the sale of new and unused vehicles in this
27 state of a particular brand or make to vehicle dealers.

28 (c) "Factory representative," which means a representative
29 employed by a manufacturer, distributor, or factory branch for the
30 purpose of making or promoting for the sale of their vehicles or for
31 supervising or contracting with their dealers or prospective dealers.

32 (9) "Motor vehicle" means every vehicle which is self-propelled
33 and every vehicle which is propelled by electric power obtained from
34 overhead trolley wires, but not operated upon rails, and which is
35 required to be registered and titled under this title.

36 (10) "New motor vehicle" means any motor vehicle that is self-
37 propelled and is required to be registered and titled under this
38 title, has not been previously titled to a retail purchaser or
39 lessee, and is not a "used vehicle" as defined under RCW 46.04.660.

1 (11) "Principal place of business" means that dealer firm's
2 business location in the state, which place the dealer designates as
3 their principal place of business.

4 (12) "Recreational vehicle" means a travel trailer, motor home,
5 truck camper, or camping trailer that is primarily designed and used
6 as temporary living quarters, is either self-propelled or mounted on
7 or drawn by another vehicle, is transient, is not occupied as a
8 primary residence, and is not immobilized or permanently affixed to a
9 mobile home lot.

10 (13) "Retail vehicle dealer" means a vehicle dealer who may buy
11 and sell at both wholesale and retail.

12 (14) "Subagency" means any place of business of a vehicle dealer
13 within the state, which place is physically and geographically
14 separated from the principal place of business of the firm or any
15 place of business of a vehicle dealer within the state, at which
16 place the firm does business using a name other than the principal
17 name of the firm, or both.

18 (15) "Temporary subagency" means a location other than the
19 principal place of business or subagency within the state where a
20 licensed vehicle dealer may secure a license to conduct the business
21 and is licensed for a period of time not to exceed ten days for a
22 specific purpose such as auto shows, shopping center promotions, tent
23 sales, exhibitions, or similar merchandising ventures. No more than
24 six temporary subagency licenses may be issued to a licensee in any
25 twelve-month period.

26 (16) "Vehicle" means and includes every device capable of being
27 moved upon a public highway and in, upon, or by which any persons or
28 property is or may be transported or drawn upon a public highway,
29 excepting devices moved by human or animal power or used exclusively
30 upon stationary rails or tracks.

31 (17) "Vehicle dealer" means any person, firm, association,
32 corporation, or trust, not excluded by subsection (18) of this
33 section, engaged in the business of buying, selling, listing,
34 exchanging, offering, brokering, leasing with an option to purchase,
35 auctioning, soliciting, or advertising the sale of new or used
36 vehicles, or arranging or offering or attempting to solicit or
37 negotiate on behalf of others, a sale, purchase, or exchange of an
38 interest in new or used motor vehicles, irrespective of whether the
39 motor vehicles are owned by that person. Vehicle dealers shall be
40 classified as follows:

1 (a) A "motor vehicle dealer" is a vehicle dealer that deals in
2 new or used motor vehicles, or both;

3 (b) A "mobile home and travel trailer dealer" is a vehicle dealer
4 that deals in mobile homes, park trailers, or travel trailers, or
5 more than one type of these vehicles;

6 (c) A "miscellaneous vehicle dealer" is a vehicle dealer that
7 deals in motorcycles or vehicles other than motor vehicles or mobile
8 homes and travel trailers or any combination of such vehicles;

9 (d) A "recreational vehicle dealer" is a vehicle dealer that
10 deals in travel trailers, motor homes, truck campers, or camping
11 trailers that are primarily designed and used as temporary living
12 quarters, are either self-propelled or mounted on or drawn by another
13 vehicle, are transient, are not occupied as a primary residence, and
14 are not immobilized or permanently affixed to a mobile home lot.

15 (18) "Vehicle dealer" does not include, nor do the licensing
16 requirements of RCW 46.70.021 apply to, the following persons, firms,
17 associations, or corporations:

18 (a) Receivers, trustees, administrators, executors, guardians, or
19 other persons appointed by, or acting under a judgment or order of,
20 any court; or

21 (b) Public officers while performing their official duties; or

22 (c) Employees of vehicle dealers who are engaged in the specific
23 performance of their duties as such employees; or

24 (d) Any person engaged in an isolated sale of a vehicle in which
25 that person is the registered or legal owner, or both, thereof; or

26 (e) Any person, firm, association, corporation, or trust, engaged
27 in the selling of equipment other than vehicles, subject to
28 registration, used for agricultural or industrial purposes; or

29 (f) A real estate broker licensed under chapter 18.85 RCW, or an
30 affiliated licensee, who, on behalf of another negotiates the
31 purchase, sale, lease, or exchange of a manufactured or mobile home
32 in conjunction with the purchase, sale, exchange, rental, or lease of
33 the land upon which the manufactured or mobile home is, or will be,
34 located; or

35 (g) Owners who are also operators of special highway construction
36 equipment, as defined in RCW 46.04.551, or of the highway
37 construction equipment for which a vehicle license and display
38 vehicle license number plate is required; or

39 (h) Any bank, trust company, savings bank, mutual savings bank,
40 savings and loan association, credit union, and any parent,

1 subsidiary, or affiliate thereof, authorized to do business in this
2 state under state or federal law with respect to the sale or other
3 disposition of a motor vehicle owned and used in their business; or
4 with respect to the acquisition and sale or other disposition of a
5 motor vehicle in which the entity has acquired an interest as a
6 lessor, lessee, or secured party; or

7 (i) Any person who is regularly engaged in the business of
8 acquiring leases or installment contracts by assignment, with respect
9 to the acquisition and sale or other disposition of a motor vehicle
10 in which the person has acquired an interest as a result of the
11 business; or

12 (j) A community land trust, resident nonprofit cooperative, local
13 government, public housing authority, nonprofit community or
14 neighborhood-based organization, federally recognized Indian tribe in
15 the state of Washington, or regional or statewide nonprofit housing
16 assistance organization, which does not sell in any 12-month period
17 more than 12 manufactured homes to low-income households at cost.

18 (19) "Vehicle salesperson" means any person who for any form of
19 compensation sells, auctions, leases with an option to purchase, or
20 offers to sell or to so lease vehicles on behalf of a vehicle dealer.

21 (20) "Wholesale vehicle dealer" means a vehicle dealer who buys
22 vehicles from or sells vehicles to other Washington licensed vehicle
23 dealers.

Passed by the House March 5, 2025.

Passed by the Senate April 7, 2025.

Approved by the Governor April 16, 2025.

Filed in Office of Secretary of State April 16, 2025.

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