

## HOUSE BILL ANALYSIS 2SSB 6004

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**Title:** An act relating to certification of resident managers of mobile home parks.

**Brief Description:** Certifying resident managers of mobile home parks.

**Sponsors:** Senators Winsley, Prentice, Hale, Shin, Goings and Rasmussen.

### BRIEF SUMMARY OF BILL

- Creates a Mobile Home Park Manager Certification Program within the Department of Community, Trade, and Economic Development.
- After July, 1, 2000, a person cannot manage a mobile home park with 25 or more mobile home spaces unless they are certified as a mobile home park manager.
- Makes a violation of the law a Class 1 civil infraction with a maximum penalty/fine of \$250.

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### HOUSE ECONOMIC DEVELOPMENT, HOUSING & TRADE COMMITTEE

**Staff:** Kenny Pittman (786-7392)

**Background:**

The Mobile Home Landlord-Tenant Act regulates the relationship between the mobile home owner (tenant) and the mobile home park owner (landlord). Mobile home parks are usually managed by either professional property management companies, employees of the mobile home park owner, or the mobile home park owner themselves. The level of residential property management experience ranges from people that are certified property managers to those with little or no experience in residential property management.

Currently, there are no statutory requirements or standards regarding the training of mobile home park managers.

**Summary of Bill:**

A Mobile Home Park Managers Certification Program is established in the Department of Community, Trade, and Economic Development (DCTED).

After July 1, 2000, a person cannot manage a mobile home park that contains 25 or more mobile home spaces unless they have obtained a certificate of registration as a mobile home park manager from the DCTED. The initial certificate of registration may not be issued until the person has: (i) submitted a written application; (ii) attended and completed a DCTED-approved training course for mobile home park managers; (iii) passed an approved examination that demonstrates a fundamental knowledge of the Mobile Home Landlord-Tenant Act; and (iv) paid the required registration fee.

A mobile home park manager may present verification of completion of a training course conducted by a state-wide association of mobile home parks to satisfy the training requirements for the initial certification of registration.

A corporation, partnership, trust, association, sole proprietor, or other like organizations may own or operate a mobile home park or engage in mobile home management without being certified as long as it employs, retain, or contracts with a person that is certified and registered as a mobile home park manager.

The certificate of registration is issued for a period of two-years and must be renewed every two years. The applicant, as part of the certificate renewal process, must provide to the DCTED evidence of up to a maximum of four hours of continuing education. The DCTED must contract with a state-wide trade association that exclusively represents mobile home parks for the provision of required training programs.

An advisory council on mobile home park manager training and certification is created within the DCTED. The advisory council consists of five members as follows: Two members must be residents of mobile home parks; two members must be either owners or operators of mobile home parks; and one member must be the director of the DCTED or the director's designee who shall be chair of the advisory council. The director of the DCTED must appoint the members of the advisory council, for two year terms, from names submitted by organizations that represent mobile home tenants and mobile home park owners. The advisory council's duties include (1) reviewing, evaluating, and advising the department on administration of the certification program, and (2) developing, reviewing, revising, and approving the certification program in consultation with the department. The DCTED must provide staff support to the advisory council.

A violation of the act is a Class 1 civil infraction with a maximum penalty/fine of \$250.

**Appropriation:** \$35,000 (GF-State) to the Department of Community, Trade and Economic Development.

**Fiscal Note:** Not requested.

**Effective Date:** Ninety days after adjournment of session in which bill is passed, except sections 3 and 4 which take effect July 1, 2000.