

SENATE BILL REPORT

SB 5041

As of January 25, 1999

Title: An act relating to mobile home parks.

Brief Description: Locating mobile home parks.

Sponsors: Senators Bauer, Benton and Costa.

Brief History:

Committee Activity: Commerce, Trade, Housing & Financial Institutions: 1/26/99.

SENATE COMMITTEE ON COMMERCE, TRADE, HOUSING & FINANCIAL INSTITUTIONS

Staff: Dave Cheal (786-7576)

Background: Some cities, towns and counties have zoning codes that expressly or effectively exclude mobile home parks from areas zoned for single-family residential use. This exclusion sometimes results from a prohibition of the placement of any manufactured homes, whether in a park or on individual lots.

Summary of Bill: Cities, towns, code cities and counties are prohibited from enacting or maintaining any local law, policy or administrative practice that has the effect of prohibiting the development of a mobile home park. The definition of the term "mobile home park" in the Mobile Home Landlord-Tenant Act is incorporated by reference. It defines a "mobile home park" as real property rented to others for placement of two or more mobile homes for the primary purpose of production of income. Seasonal recreational occupancies are excluded.

Appropriation: None.

Fiscal Note: Requested on January 22, 1999.

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