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## Judiciary Committee

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### HB 2662

**Title:** An act relating to conforming certain manufactured/mobile home dispute resolution program definitions with certain manufactured/mobile home landlord-tenant act definitions.

**Brief Description:** Conforming certain manufactured/mobile home dispute resolution program definitions with certain manufactured/mobile home landlord-tenant act definitions.

**Sponsors:** Representatives Kelley, McCune, Warnick, Green, Rolfes, Campbell and Morrell.

<p style="text-align: center;"><b>Brief Summary of Bill</b></p> <ul style="list-style-type: none"><li>• Modifies definitions in the Manufactured/Mobile Home Dispute Resolution Program statutes.</li></ul>
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**Hearing Date:** 1/20/10

**Staff:** Courtney Barnes (786-7194).

**Background:**

The Office of the Attorney General

The Office of the Attorney General (AGO) is a constitutionally-created office that advises and officially represents Washington in all legal proceedings. The AGO also enforces laws to protect the public as directed by the Legislature, such as upholding the Consumer Protection Act. The AGO is directed by the Legislature to administer specific programs intended to protect the public, such as administering Washington's Lemon Law and educating the public on issues such as identity theft and scams that target vulnerable populations.

The Manufactured/Mobile Home Dispute Resolution Program

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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 a part of the legislation nor does it constitute a statement of legislative intent.*

The AGO is authorized to administer a Manufactured/Mobile Home Dispute Resolution Program to resolve disputes regarding alleged violations of the Manufactured/Mobile Home Landlord-Tenant Act. Under the Manufactured/Mobile Home Dispute Resolution Program, the AGO:

- takes complaints from manufactured/mobile home tenants and landlords;
- investigates complaints; and
- attempts to negotiate an agreement.

If no agreement can be reached, the AGO may make written determinations about whether a violation has occurred and deliver a citation to any violator.

#### Manufactured/Mobile Home Dispute Resolution Program Definitions

Under the Manufactured/Mobile Home Dispute Resolution Program definitions, a "mobile home park," "manufactured housing community," or "manufactured/mobile home community" means any real property that is rented or held out for rent to others for the placement of two or more mobile homes, manufactured homes, park models, or recreational vehicles for the primary purpose of production of income, except where the real property is rented or held out for rent for seasonal recreational purposes only and is not used for year-round occupancy.

"Recreational vehicle" means a travel trailer, motor home, truck camper, or camping trailer that is primarily used as a permanent residence located in a mobile home park or manufactured housing community.

#### Manufactured/Mobile Home Landlord-Tenant Act Definitions

Under the Manufactured/Mobile Home Landlord-Tenant Act, a "mobile home park," "manufactured housing community," or "manufactured/mobile home community" means any real property which is rented or held out for rent to others for the placement of two or more mobile homes, manufactured homes, or park models for the primary purpose of production of income, except where such real property is rented or held out for rent for seasonal recreational purpose only and is not intended for year-round occupancy.

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

#### **Summary of Bill:**

Changes are made to the Manufactured/Mobile Home Dispute Resolution Program definitions.

Recreational vehicles are removed from the definition of "mobile home park," "manufactured housing community," or "manufactured/mobile home community."

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

**Appropriation:** None.

**Fiscal Note:** Not requested.

**Effective Date:** The bill takes effect 90 days after adjournment of the session in which the bill is passed.