

# HOUSE BILL REPORT

## EHB 1536

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As Passed House  
February 8, 1994

**Title:** An act relating to mobile home rental parks.

**Brief Description:** Maintaining mobile home parks.

**Sponsors:** Representatives Wineberry, Casada, Leonard, Ogden, Morris, Quall, Valle, Brough, Vance, Pruitt, Forner and Flemming.

**Brief History:**

Reported by House Committee on:  
Trade, Economic Development & Housing, March 3, 1993, DP;  
Passed House, March 17, 1993, 88-9;  
Passed House, February 8, 1994, 88-6.

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### HOUSE COMMITTEE ON TRADE, ECONOMIC DEVELOPMENT & HOUSING

**Majority Report:** Do pass. Signed by 11 members:  
Representatives Wineberry, Chair; Shin, Vice Chair; Forner,  
Ranking Minority Member; Campbell; Casada; Conway; Morris;  
Quall; Schoesler; Springer; and Valle.

**Minority Report:** Do not pass. Signed by 2 members:  
Representatives Chandler, Assistant Ranking Minority Member;  
and Wood.

**Staff:** Charlie Gavigan (786-7340).

**Background:** The Mobile Home Landlord-Tenant Act addresses the unique characteristics of renting space for mobile homes in a mobile home park. The tenant generally owns the mobile home and is renting the land from a park owner. The Mobile Home Landlord-Tenant Act only applies to mobile homes in mobile home parks. This act lists general provisions, defines the duties of the landlord and the remedies available to the tenant, defines the duties of the tenant and the remedies of the landlord, and provides for mediation.

**Summary of Bill:** A mobile home park-owner is prohibited from transferring responsibility for maintaining the permanent structures in the park to the tenants of the park. Provisions entered into after the effective date of this act transferring responsibility for maintaining permanent

buildings from park-owners to tenants are void unless the tenant or tenants request the transfer of responsibility.

**Fiscal Note:** Not requested.

**Effective Date:** The bill contains an emergency clause and takes effect immediately.

**Testimony For:** Tenants, especially elderly tenants, often cannot maintain permanent buildings in the park. Inadequately maintained buildings can endanger the safety of the tenants.

**Testimony Against:** This bill would prevent transfer of the maintenance responsibilities even when the tenant requested the transfer.

**Witnesses:** Arnold Livingston, Senior Lobby (supports); Doris McAtee, park tenant (supports); and Morton Clarke, Mobile Park Owners Association (opposes).