

# HOUSE BILL REPORT

## HB 2214

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As Reported By House Committee On:  
Trade, Economic Development & Housing

**Title:** An act relating to manufactured housing dealers.

**Brief Description:** Authorizing a trade association representing manufactured housing dealers to use a manufactured home as an office.

**Sponsors:** Representatives Kremen, H. Myers, Chandler, Basich, Zellinsky, Campbell and Van Luven.

**Brief History:**

Reported by House Committee on:  
Trade, Economic Development & Housing, January 27, 1994,  
DPS.

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

**Majority Report:** Do pass. Signed by 13 members:  
Representatives Wineberry, Chair; Shin, Vice Chair;  
Schoesler, Ranking Minority Member; Chandler, Assistant  
Ranking Minority Member; Backlund; Campbell; Casada; Conway;  
Quall; Sheldon; Springer; Valle; and Wood.

**Staff:** Bill Lynch (786-7092).

**Background:** In 1986 the Legislature enacted legislation requiring vehicle dealers to have an established place of business in order to protect consumers from unlicensed vehicle dealers. Manufactured homes are permitted to be used as an office by dealers if the office is connected to utilities and it is set up in accordance with state law.

There is no express authority for an association that represents manufactured home dealers to use a manufactured home as an office.

**Summary of Substitute Bill:** A statewide trade association representing manufactured housing dealers may use a manufactured home as an office if the office complies with all other applicable building code, zoning and other land-use regulatory ordinances.

**Substitute Bill Compared to Original Bill:** Language is added to clarify that building code requirements must be followed.

**Fiscal Note:** Not requested.

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

**Testimony For:** This is necessary because a city or county is not allowed under current law to permit a manufactured home to be used for this purpose. This allows an association to use a manufactured home as an office in the same manner as a dealer.

**Testimony Against:** This should be placed in a different chapter of law.

**Witnesses:** Ron Clarke, Washington Manufactured Housing Association (pro); Heather Hamilton, Department of Licensing (pro concept, con particular placement of language in RCW); and Willy O'Neil, Washington State Building Code Council (pro with amendment).