

HOUSE BILL REPORT

HB 1057

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

Title: An act relating to correction of double amendments relating to regulation of mobile and manufactured homes.

Brief Description: Correcting double amendments relating to regulation of mobile and manufactured homes.

Sponsors: Representatives Franklin, Zellinsky, Campbell and Springer.

Brief History:

Reported by House Committee on:
Trade, Economic Development & Housing, February 4, 1993,
DPS.

HOUSE COMMITTEE ON TRADE, ECONOMIC DEVELOPMENT & HOUSING

Majority Report: The substitute bill be substituted therefor and the substitute bill do pass. Signed by 13 members: Representatives Wineberry, Chair; Shin, Vice Chair; Forner, Ranking Minority Member; Chandler, Assistant Ranking Minority Member; Casada; Conway; Morris; Quall; Schoesler; Sheldon; Springer; Valle; and Wood.

Staff: Kenny Pittman (786-7392).

Background: In 1989 the Legislature enacted double code amendments of two statutes contained in the Motor Vehicle Law that pertained to mobile homes.

The definition of a "mobile home" was amended in two separate bills. Both bills required that the structure of a mobile home must meet the requirements of the federal National Mobile Home Construction and Safety Standards Act of 1974. Only one of the bills, however, specifically stated that the definition does not include a modular home.

The statute that governs the transfer of ownership of a mobile home was also amended in two separate bills. One of the bills eliminated the requirement that both spouses must sign the title certificate to transfer ownership in a community mobile home. Eliminating the requirement that both spouses must sign in order to transfer the ownership

interest in a community mobile home is inconsistent with community property and homestead law.

The Washington Law Revision Commission is attempting to remove double amendments from the Revised Code of Washington in order to reduce conflicts in the interpretation of the law.

Summary of Substitute Bill: The definition of a mobile home is amended to specifically state that modular homes are not included within the definition.

The transfer of ownership of the mobile home requires all registered owners to sign the title certificate.

Substitute Bill Compared to Original Bill: The substitute bill clarifies transfer of ownership that involves mobile homes that are community property.

Fiscal Note: Not requested.

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

Testimony For: The double code amendment caused confusion in the definition of a mobile home and is inconsistent with community property laws on the transfer of property. We need to correct these problems by clearly defining that modular homes are not mobile homes, and requiring all parties to sign the title certificate when a mobile home is sold or transferred.

Testimony Against: None.

Witnesses: Marjorie Rombauer, Washington Law Revision Commission (supports).