

SENATE BILL REPORT

SHB 1028

AS REPORTED BY COMMITTEE ON LABOR & COMMERCE, APRIL 1, 1993

Brief Description: Allowing live-in care at mobile home parks.

SPONSORS: House Committee on Trade, Economic Development & Housing (originally sponsored by Representatives H. Myers, Vance, Jones, Orr, Flemming, Springer, Shin, Dunshee and Chappell)

HOUSE COMMITTEE ON TRADE, ECONOMIC DEVELOPMENT & HOUSING

SENATE COMMITTEE ON LABOR & COMMERCE

Majority Report: Do pass.

Signed by Senators Moore, Chairman; Prentice, Vice Chairman; Amondson, Barr, McAuliffe, Pelz, and Vognild.

Staff: Traci Ratzliff (786-7452)

Hearing Dates: March 31, 1993; April 1, 1993

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.

The landlord may establish reasonable rules for guests, and may charge a fee for guests that remain on the premises for more than 15 days in any 60-day period.

SUMMARY:

A tenant may share his or her mobile home with a person over 18 years of age if that person is providing live-in home health or hospice care as required by the tenant's physician. The live-in care provider is not considered a tenant or a guest of the park, although the live-in care provider must comply with the rules of the mobile home park, the rental agreement, and the Mobile Home Landlord-Tenant Act. The landlord may not collect a guest fee for the live-in health care provider.

Appropriation: none

Revenue: none

Fiscal Note: none requested

TESTIMONY FOR:

This bill will allow elderly tenants to have live-in care that will allow them to stay in their homes instead of having to seek alternative living arrangements.

TESTIMONY AGAINST: None

TESTIFIED: Rep. Holly Meyers, prime sponsor (pro); Dan Kellehen, Assn. of Cities (pro); Mike Sivia, Chair, Housing Authorities of Washington (pro); Mike Ryherd, Low Income Housing Congress (pro)