

SENATE BILL REPORT

EHB 1536

AS REPORTED BY COMMITTEE ON LABOR & COMMERCE, FEBRUARY 25, 1994

Brief Description: Maintaining mobile home parks.

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

HOUSE COMMITTEE ON TRADE, ECONOMIC DEVELOPMENT & HOUSING

SENATE COMMITTEE ON LABOR & COMMERCE

Majority Report: Do pass.

Signed by Senators Moore, Chairman; Prentice, Vice Chairman; Fraser, McAuliffe, Pelz, Prince, Sutherland, Vognild and Wojahn.

Staff: Traci Ratzliff (786-7452)

Hearing Dates: March 31, 1993; April 2, 1993; February 17, 1994; February 25, 1994

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:

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.

Appropriation: none

Revenue: none

Fiscal Note: none requested

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

TESTIMONY FOR:

This bill will prohibit the unauthorized transfer by mobile home park owners of permanent structures such as carports and sheds to elderly tenants who do not have the time, energy, or resources to maintain or repair these structures.

TESTIMONY AGAINST: None

TESTIFIED: PRO: Nicki Baker, Mobile Homeowners of America; Doris McAtee, citizen; Nancy Irving, Executive Director, Mobile Home Communities of Washington