

SENATE BILL REPORT

SHB 2214

AS REPORTED BY COMMITTEE ON LABOR & COMMERCE, FEBRUARY 17, 1994

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

**SPONSORS:** House Committee on Trade, Economic Development & Housing (originally sponsored by Representatives Kremen, H. Myers, Chandler, Basich, Zellinsky, Campbell and Van Luven)

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

**SENATE COMMITTEE ON LABOR & COMMERCE**

**Majority Report:** Do pass.

Signed by Senators Moore, Chairman; Prentice, Chairman; Amondson, Deccio, Fraser, McAuliffe, Newhouse, Sutherland, Vognild and Wojahn.

**Staff:** Traci Ratzliff (786-7452)

**Hearing Dates:** February 17, 1994

**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:**

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.

**Appropriation:** none

**Revenue:** none

**Fiscal Note:** none requested

**TESTIMONY FOR:**

This bill will give our association the ability to purchase land and place a manufactured housing unit on that land to be used as our trade association's office. Local government officials will not allow us to do this without having express authority under state law to do so.

**TESTIMONY AGAINST:** None

**TESTIFIED:** Ron Clarke, Washington Manufactured Housing Association; Heather Hamilton, Department of Licensing