

SENATE BILL REPORT

SHB 2655

AS REPORTED BY COMMITTEE ON LABOR & COMMERCE, FEBRUARY 21, 1994

**Brief Description:** Revising provisions relating to ownership of manufactured homes.

**SPONSORS:** House Committee on Trade, Economic Development & Housing (originally sponsored by Representatives Shin, H. Myers and Forner; by request of Department of Community Development)

**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, Deccio, Fraser, McAuliffe, Newhouse, Pelz, Prince, Sellar, Sutherland and Wojahn.

**Staff:** David Cheal (786-7576)

**Hearing Dates:** February 21, 1994

**BACKGROUND:**

During the 1990 legislative session, the Legislature transferred the responsibility of administering the titling of manufactured homes from the Department of Licensing to the Department of Community Development. The Department of Licensing continues to administer the titles to manufactured homes through an interagency agreement between the two agencies. Ownership of a manufactured home is still largely treated like the ownership of a vehicle rather than ownership of a home.

A task force has been working on developing a new system of obtaining and transferring ownership of manufactured homes.

**SUMMARY:**

The Department of Community, Trade, and Economic Development is required to work with the Department of Revenue and the Department of Licensing to develop proposed legislation that treats the ownership of manufactured homes more like housing rather than vehicles.

The proposed legislation must treat manufactured housing as real property to the greatest extent possible, with the program being administered at the local level. The agencies must consult with affected interest groups, including local government officials and the Affordable Housing Advisory Board when developing the proposed legislation. The agencies must report their findings and submit the proposed legislation to

the House Trade, Economic Development and Housing Committee and the Senate Labor and Commerce Committee by December 1, 1994.

**Appropriation:** none

**Revenue:** none

**Fiscal Note:** requested January 19, 1994

**TESTIMONY FOR:**

Mobile homes are houses, not vehicles, and need to be treated that way legally. A change from vehicle title to something like a deed may help purchasers get lower interest rates. Study participants have been meeting and are committed to developing workable legislation.

**TESTIMONY AGAINST:** None

**TESTIFIED:** Nancy Hanna, DCD (pro)