

**FINAL BILL REPORT**

**ESB 5154**

**C 30 L 94**

**SYNOPSIS AS ENACTED**

**Brief Description:** Concerning the maintenance in mobile home parks.

**SPONSORS:** Senator Winsley

**SENATE COMMITTEE ON LABOR & COMMERCE**

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

**BACKGROUND:**

Some mobile home park owners have transferred the responsibility for the maintenance and care of permanent structures in the mobile home park to the park tenants. Some park tenants have expressed concern they are unable to obtain insurance on these structures because they do not own them, may be injured while trying to repair the structures, or do not have the resources to maintain the structures.

**SUMMARY:**

A mobile home park owner is prohibited from transferring the responsibility for the maintenance or care of permanent structures in the park to the park tenants unless requested by the tenant or tenant association.

"Permanent structures" include the clubhouse, carports, storage sheds, or any other permanent structures provided as amenities to the park tenants. Structures built or affixed by the park tenants are not considered permanent structures.

Any provision in a rental agreement or other document transferring responsibility for the maintenance or care of permanent structures in the park to the park tenants is void.

**VOTES ON FINAL PASSAGE:**

Senate	43	3
House	93	0

**EFFECTIVE:** March 21, 1994