

SENATE BILL REPORT

ESB 5154

AS PASSED SENATE FEBRUARY 14, 1994

Brief Description: Concerning the maintenance in mobile home parks.

SPONSORS: Senator Winsley

SENATE COMMITTEE ON LABOR & COMMERCE

Majority Report: Do pass.

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

Staff: Traci Ratzliff (786-7452)

Hearing Dates: February 4, 1994

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 don't 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. A park owner may transfer such responsibility to a tenant or tenant association when 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.

Appropriation: none

Revenue: none

Fiscal Note: none requested

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

TESTIMONY FOR:

This bill will prevent mobile home park owners from transferring responsibility for the maintenance and repair of carports, sheds or other structures in mobile home parks to elderly tenants who are not able to take care of these structures themselves and do not have the income to hire someone to do this work for them.

TESTIMONY AGAINST: None

TESTIFIED: Senator Winsley, prime sponsor; Arnold Livingston, Senior Citizens Lobby, Mobile Home Owners Assn.; Ron Hess, Manufactured Housing Communities of WA