
HOUSE BILL 1376

State of Washington

53rd Legislature

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By Representatives Brough, Shin, Forner, Franklin, Casada, Ballard, Vance, Leonard, Chappell, Wineberry, Carlson, Roland, Long, Campbell, Cothorn, G. Cole, Flemming, H. Myers and Jacobsen

Read first time 01/27/93. Referred to Committee on Trade, Economic Development & Housing.

1 AN ACT Relating to political and tenant meetings in mobile home
2 parks; and amending RCW 59.20.070.

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

4 **Sec. 1.** RCW 59.20.070 and 1987 c 253 s 1 are each amended to read
5 as follows:

6 A landlord shall not:

7 (1) Deny any tenant the right to sell such tenant's mobile home
8 within a park or require the removal of the mobile home from the park
9 because of the sale thereof. Requirements for the transfer of the
10 rental agreement are in RCW 59.20.073;

11 (2) Restrict the tenant's freedom of choice in purchasing goods or
12 services but may reserve the right to approve or disapprove any
13 exterior structural improvements on a mobile home space: PROVIDED,
14 That door-to-door solicitation in the mobile home park may be
15 restricted in the rental agreement;

16 (3) Prohibit meetings by tenants of the mobile home park to discuss
17 mobile home living and affairs, including forums for or speeches of
18 public officials or candidates for public office, or meetings of
19 organizations that represent the interest of tenants in the park, held

1 in any of the park community or recreation halls if these halls are
2 open for the use of the tenants, conducted at reasonable times and in
3 an orderly manner on the premises, nor penalize any tenant for
4 participation in such activities;

5 (4) Evict a tenant, terminate a rental agreement, decline to renew
6 a rental agreement, increase rental or other tenant obligations,
7 decrease services, or modify park rules in retaliation for any of the
8 following actions on the part of a tenant taken in good faith:

9 (a) Filing a complaint with any state, county, or municipal
10 governmental authority relating to any alleged violation by the
11 landlord of an applicable statute, regulation, or ordinance;

12 (b) Requesting the landlord to comply with the provision of this
13 chapter or other applicable statute, regulation, or ordinance of the
14 state, county, or municipality;

15 (c) Filing suit against the landlord for any reason;

16 (d) Participation or membership in any homeowners association or
17 group;

18 (5) Charge to any tenant a utility fee in excess of actual utility
19 costs or intentionally cause termination or interruption of any
20 tenant's utility services, including water, heat, electricity, or gas,
21 except when an interruption of a reasonable duration is required to
22 make necessary repairs;

23 (6) Remove or exclude a tenant from the premises unless this
24 chapter is complied with or the exclusion or removal is under an
25 appropriate court order; or

26 (7) Prevent the entry or require the removal of a mobile home for
27 the sole reason that the mobile home has reached a certain age.
28 Nothing in this subsection shall limit a landlords' right to exclude or
29 expel a mobile home for any other reason provided such action conforms
30 to chapter 59.20 RCW or any other statutory provision.

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