

HOUSE BILL REPORT

SB 5164

As Passed House - Amended:

March 4, 1998

Title: An act relating to mobile home park tenants and occupants.

Brief Description: Removing certain tenants and occupants from a mobile home park.

Sponsors: Senators Haugen, Long, Goings, Patterson, Franklin and Bauer.

Brief History:

Committee Activity:

Trade & Economic Development: 2/23/98, 2/26/98 [DPA].

Floor Activity:

Passed House - Amended: 3/4/98, 97-0.

HOUSE COMMITTEE ON TRADE & ECONOMIC DEVELOPMENT

Majority Report: Do pass as amended. Signed by 9 members: Representatives Van Luven, Chairman; Dunn, Vice Chairman; Voloria, Ranking Minority Member; Eickmeyer, Assistant Ranking Minority Member; Alexander; Ballasiotes; Mason; McDonald and Morris.

Staff: Kenny Pittman (786-7392).

Background: The Mobile Home Landlord-Tenant Act regulates the relationship between the owner of the mobile home park and the tenants of the park. Mobile home park tenants may require the assistance of a live-in care giver. The occupancy rights of care givers are unclear.

The Mobile Home Landlord-Tenant Act also regulates the process regarding evictions of tenants by mobile home park owners. The mobile home park owners may only evict tenants for one of 13 specific reasons listed in state law ("Just-Cause" eviction). One of the reasons listed is "engaging in criminal activity," which is defined as "a criminal act defined by statute or ordinance that threatens the health, safety, or welfare of the tenants." The landlord is not required to produce evidence of a criminal conviction. Notice of criminal activity on part of the tenant by a law enforcement agency is sufficient grounds for eviction.

Summary of Bill: The Mobile Home Landlord-Tenant Act is revised to include the definition of the term "occupant." An occupant is defined as any person, including a live-in care provider, other than a tenant, who occupies a mobile home and mobile home lot.

The definition of criminal activity, as a basis for eviction, is expanded to include the requirement that the tenant or occupant is required to register as a sex offender with local law enforcement authorities. Required registration as a sex offender is grounds for eviction from the mobile home park.

Inconsistent language regarding the landlord notice of termination of tenancy in a mobile home park without cause is removed to make it consistent with the state's "Just-Cause" eviction provisions.

Appropriation: None.

Fiscal Note: Not requested.

Effective Date: Ninety days after adjournment of session in which bill is passed.

Testimony For: This bill addresses a serious problem when a sex offender moves into a mobile home park. We need a process to remove them from the park to help protect the health and safety of the other residents in the park.

Testimony Against: None.

Testified: Martin Faveluke, Richard Jile, and John Woodring, Manufactured Housing Communities of Washington (pro); and Ray Munson, Mobile Home Owners of America (pro).