

# FINAL BILL REPORT

## SHB 2576

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Synopsis as Enacted

**Brief Description:** Negotiating land transfers involving manufactured or mobile homes.

**Sponsors:** By House Committee on Commerce & Labor (originally sponsored by Representatives Honeyford, Hatfield, Mulliken, Grant, Conway, O'Brien, Bush, Boldt, Mielke, Delvin, Backlund, Ogden and Koster).

**House Committee on Commerce & Labor**  
**Senate Committee on Commerce & Labor**

**Background:** A licensed real estate broker may negotiate a sale or transfer of a used mobile home as part of a real estate transaction involving property on which the mobile home is located. The transaction must be on behalf of the legal or registered owner of the used mobile home. This transaction does not subject the real estate broker to licensing requirements of the vehicle dealer licensing law unless the broker is acting as an agent of the vehicle dealer.

The real estate broker licensing law prohibits real estate brokers from sharing a commission with a person who is not a licensed broker.

**Summary:** A licensed real estate broker is authorized to negotiate the sale, lease or other transfer of a new mobile or manufactured home in conjunction with the sale of real property. A licensed real estate broker may share a commission with a licensed manufactured home retailer for transactions involving the sale or lease of a manufactured home in conjunction with the sale or lease of land.

**Votes on Final Passage:**

House 96 0

Senate 46 1

**Effective:** June 11, 1998