

HOUSE BILL ANALYSIS

SSB 6254

Brief Description: An act relating to manufactured or mobile homes.

Sponsors: Senators Schow, Franklin, Horn, Heavey, Johnson and Rasmussen.

Hearing: February 18, 1998

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 not a licensed broker.

SUMMARY OF BILL:

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.

RULES AUTHORITY: The bill does not contain provisions addressing the rule making powers of an agency.

FISCAL NOTE: Not requested.

EFFECTIVE DATE: Ninety days after adjournment of session in which bill is passed.