

SENATE BILL REPORT

SHB 2576

As Reported By Senate Committee On:
Commerce & Labor, February 23, 1998

Title: An act relating to manufactured or mobile homes.

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

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

Brief History:

Committee Activity: Commerce & Labor: 2/20/98, 2/23/98 [DP].

SENATE COMMITTEE ON COMMERCE & LABOR

Majority Report: Do pass.

Signed by Senators Schow, Chair; Horn, Vice Chair; Franklin, Fraser, Heavey and Newhouse.

Staff: Genevieve Pisarski (786-7488)

Background: Current law allows a licensed real estate broker to sell a used manufactured or mobile home in conjunction with the purchase, sale, exchange, rental or lease of land upon which it is located. Current law prohibits a licensed real estate broker from selling a new manufactured or mobile home or representing the dealer.

Summary of Bill: A licensed real estate broker or affiliated licensee can negotiate the purchase, sale, lease or exchange of new manufactured or mobile homes in conjunction with purchase, sale, exchange, rental or lease of land upon which the manufactured or mobile homes are or will be located.

Commissions received on the sale of manufactured or mobile homes can be shared by real estate licensees and dealers.

Appropriation: None.

Fiscal Note: Not requested.

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

Testimony For: This is a consumer bill for affordable housing. The industry will be able to market to a broader base. Manufacturers have worked with the Department of Licensing and realtors to develop this bill. It is good sense and good public policy. Brokers and dealers will be able to work together, and there will be more access to information.

Testimony Against: None.

Testified: PRO: Bryan Wahl, Realtors; Mike Ryherd, WA Manufactured Housing Association; Bob Mitchell, Program Manager, Real Estate Program, Department of Licensing.