

# FINAL BILL REPORT

## SSB 5755

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C 86 L 97

Synopsis as Enacted

**Brief Description:** Authorizing service of process by posting in disputes involving mobile home landlords and tenants.

**Sponsors:** Senate Committee on Financial Institutions, Insurance & Housing (originally sponsored by Senator Swecker).

**Senate Committee on Financial Institutions, Insurance & Housing**  
**House Committee on Law & Justice**

**Background:** The Residential Landlord-Tenant Act governs the legal relationship between landlords and tenants in most types of residential occupancy. One of the exceptions is the Mobile Home Landlord-Tenant Act which appears in a separate chapter.

Both the district and superior courts have jurisdiction over landlord-tenant disputes governed by the act. Service of summons on a defendant can be accomplished in the usual method of personal service, or if after the exercise of due diligence the defendant cannot be personally served, the following alternative methods are authorized: (1) the summons and complaint can be posted on the premises; or (2) copies of the summons and complaint may be mailed by both regular and certified mail to the defendant's last known address.

If these alternative methods of service are used, the court's jurisdiction is limited to restoring possession of the premises to the plaintiff.

**Summary:** The alternative service provisions of the Residential Landlord-Tenant Act are made applicable to the Mobile Home Landlord-Tenant Act.

**Votes on Final Passage:**

Senate	49 0
House	97 0

**Effective:** July 27, 1997