

# SENATE BILL REPORT

## SB 5945

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As Reported By Senate Committee On:  
Financial Institutions, Insurance & Housing, March 5, 1997

**Title:** An act relating to certification of resident managers of mobile home parks.

**Brief Description:** Certifying resident managers of mobile home parks.

**Sponsors:** Senators Prentice, Finkbeiner, McAuliffe, Wood, Goings, Wojahn, Kline, Schow and Rasmussen.

**Brief History:**

**Committee Activity:** Financial Institutions, Insurance & Housing: 2/27/97, 3/5/97 [DP].

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### SENATE COMMITTEE ON FINANCIAL INSTITUTIONS, INSURANCE & HOUSING

**Majority Report:** Do pass.

Signed by Senators Winsley, Chair; Benton, Vice Chair; Finkbeiner, Hale and Kline.

**Staff:** Dave Cheal (786-7576)

**Background:** Mobile home parks are sometimes managed by employees of the owner that have little training or experience in residential property management. Misunderstandings and hostility between owners and tenants are often the result. The role of a manager is crucial to the smooth operation of a mobile home park.

Currently, there is no legal standard for training of mobile home park managers.

**Summary of Bill:** All mobile home park managers are required to obtain a certificate of registration, which can only be obtained after training. The Department of Community, Trade, and Economic Development is responsible for training and certification. An examination must be passed following the training period. Registrations must be renewed annually. Renewal applications must include evidence of continuing education as required by the department. An advisory council on mobile home park manager training and certification is created. Two members are residents of mobile home parks, two are owners or operators of mobile home parks, and three members are lay citizens who do not reside in or own a mobile home park. The department, in consultation with the advisory council, administers and enforces the training and certification program.

The department charges fees designed to cover the cost of the program for the issuance and renewal of certificates of registration.

The department is given various powers to enforce and ensure compliance with the law and rules adopted thereunder. The department is given authority to suspend or revoke a certificate of registration for stated violations including convictions for conviction of a felony, or obtaining a certification by means of fraud or misrepresentation.

The department may impose a civil penalty against a manager for a violation of the act up to \$1,000 per violation. Residents or tenants living in a mobile home park are given a private right of action against a mobile home park manager to enforce the act.

**Appropriation:** None.

**Fiscal Note:** Requested on February 26, 1997.

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

**Testimony For:** Many mobile home park managers are untrained and ill-equipped to handle the complex duties of managing a park. This can make life miserable for tenants who cannot leave the park because of the expense or because they cannot find a vacancy in another park.

**Testimony Against:** Most parks are well managed. The industry already provides training on a voluntary basis without any public expense.

**Testified:** Ray Munson, MHOA (pro); Martin Faveluke, John Woodring, Theresa Bosler, MHCW (con).