

SENATE BILL REPORT

SB 6254

As Reported By Senate Committee On:
Commerce & Labor, January 28, 1998

Title: An act relating to manufactured or mobile homes.

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

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

Brief History:

Committee Activity: Commerce & Labor: 1/20/98, 1/28/98 [DPS].

SENATE COMMITTEE ON COMMERCE & LABOR

Majority Report: That Substitute Senate Bill No. 6254 be substituted therefor, and the substitute bill do pass.

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

Staff: Traci Ratzliff (786-7452)

Background: Under current law, a real estate licensee is allowed to sell a used manufactured or mobile home when such sale is in conjunction with the purchase, sale, exchange, rental or lease of land upon which the manufactured or mobile home is located. Current law prohibits a real estate licensee from selling a new manufactured or mobile home or from acting as an agent, subagent, or representative of a vehicle dealer.

Summary of Substitute Bill: Real estate licensees are authorized to negotiate the purchase, sale, lease or exchange of new manufactured or mobile homes when such sales are in conjunction with the purchase, sale, exchange, rental or lease of lands upon which the manufactured or mobile homes are or will be located.

Real estate licensees and manufactured and mobile home dealers are authorized to share commissions received on the sale of manufactured or mobile homes.

Substitute Bill Compared to Original Bill: Language is added to authorize real estate licensees and manufactured and mobile home dealers to share commissions received on the sale of manufactured or mobile homes.

Appropriation: None.

Fiscal Note: Not Requested.

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

Testimony For: This bill will give real estate licensees the ability to participate in the sale of manufactured and mobile homes which are a growing source of affordable housing for consumers in this state.

Testimony Against: None.

Testified: PRO: Bryan Wahl and Dewayne Granacki, Washington Association of Realtors; Bob Mitchell, Real Estate Program Manager, Dept. Of Licensing; Joan Brown, Washington Manufactured Housing Association.