

6388

Sponsor(s): Senators Fraser, Franklin, Prentice and Winsley

Brief Title: Clarifying financial obligations of mobile home landlords and tenants.

SB 6388 - DIGEST

Provides that if any utilities are billed to the park as a single billing and prorated among all tenants, the landlord may establish rules providing for charges reasonably related to increased utility charges incurred by guests that reside with a tenant for longer than thirty days.

Provides that any money collected from a tenant for a deposit or as security shall be placed in an interest-bearing account in a depository institution, and the accrued interest shall be paid to the tenant at the termination of the rental agreement or every five years, whichever occurs first.

Authorizes the landlord to proceed against the tenant to recover sums exceeding the principal amount of the tenant's security deposit for damage to the property for which the tenant is responsible.