

6687

Sponsor(s): Senators Prentice, Winsley, Hale, Kline, Wood and Finkbeiner

Brief Title: Regulating mobile home park landlord-tenant relations.

SB 6687 - DIGEST

(SEE ALSO PROPOSED 1ST SUB)

Provides that a mobile home park shall not operate in this state without first registering with the department to do business as a mobile home park on a form approved by the department. The form shall include a sworn affidavit that the owner of the park has read and is familiar with the mobile home landlord-tenant act, chapter 59.20 RCW, has supplied a copy of the act to the resident manager of the park, and has determined that the park manager knows and understands the provisions of the mobile home landlord-tenant act.

Declares 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.

Declares 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.

Provides that the landlord has the right 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.