

HOUSE BILL REPORT

2SSB 6004

As Reported By House Committee On:
Economic Development, Housing & Trade

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

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

Sponsors: Senate Committee on Commerce, Trade, Housing & Financial Institutions (originally sponsored by Senators Winsley, Prentice, Hale, Shin, Goings and Rasmussen).

Brief History:

Committee Activity:

Economic Development, Housing & Trade: 2/22/00 [DPA].

Brief Summary of Second Substitute Bill
(As Amended by House Committee)

- Creates a Mobile Home Park Manager Certification Program within the Department of Community, Trade, and Economic Development.
- After January 1, 2001, a person cannot manage a mobile home park with 25 or more mobile home spaces unless they are certified as a mobile home park manager.
- Makes a violation of the law a Class 1 civil infraction with a maximum penalty/fine of \$250.

HOUSE COMMITTEE ON ECONOMIC DEVELOPMENT, HOUSING & TRADE

Majority Report: Do pass as amended. Signed by 9 members: Representatives Van Luven, Republican Co-Chair; Dunn, Republican Vice Chair; Eickmeyer, Democratic Vice Chair; Ballasiotes; Gombosky; Miloscia; Skinner; D. Sommers and Wolfe.

Staff: Kenny Pittman (786-7392).

Background:

The Mobile Home Landlord-Tenant Act regulates the relationship between the mobile home owner (tenant) and the mobile home park owner (landlord). Mobile home parks are usually managed by either professional property management companies, employees of the mobile home park owner, or the mobile home park owner themselves. The level of residential property management experience ranges from people that are certified property managers to those with little or no experience in residential property management.

Currently, there are no statutory requirements or standards regarding the training of mobile home park managers.

Summary of Amended Bill:

A Mobile Home Park Managers Certification Program is established in the Department of Community, Trade, and Economic Development (DCTED).

After January 1, 2001, a person cannot manage a mobile home park that contains 25 or more mobile home spaces unless they have obtained a certificate of registration as a mobile home park manager from the DCTED. The initial certificate of registration may not be issued until the person has: (1) submitted a written application; (2) attended and completed a DCTED-approved training course for mobile home park managers; and (3) passed an approved examination that demonstrates a fundamental knowledge of the mobile home landlord-tenant act.

A mobile home park manager may present verification of completion of a training course conducted by a state-wide association of mobile home parks to satisfy the training requirements for the initial certification of registration.

A corporation, partnership, trust, association, sole proprietor, or other like organizations may own or operate a mobile home park or engage in mobile home management without being certified as long as it employs, retains, or contracts with a person that is certified and registered as a mobile home park manager.

The certificate of registration is issued for a period of two years and may be renewed annually. The applicant, as part of the certificate renewal process, must provide to the DCTED evidence of up to a maximum of eight hours of continuing education on a biennial basis. The DCTED must contract with a state-wide trade association that exclusively represents mobile home parks for the provision of required training programs.

An advisory council on mobile home park manager training and certification is created within the DCTED. The advisory council consists of five members as

follows: Two members must be residents of mobile home parks; two members must be either owners or operators of mobile home parks; and one member must be the director of the DCTED or the director's designee who shall be chair of the advisory council. The director of the DCTED must appoint the members of the advisory council, for two-year terms, from names submitted by organizations that represent mobile home tenants and mobile home park owners. The advisory council's duties include: (1) reviewing, evaluating, and advising the department on administration of the certification program; and (2) developing, reviewing, revising, and approving the certification program in consultation with the department. The DCTED must provide staff support to the advisory council.

A violation of the act is a Class 1 civil infraction with a maximum penalty/fine of \$250.

Amended Bill Compared to Second Substitute Bill: The substitute bill makes technical corrections to remove references to fees that DCTED can charge for the issuance of certificates of registration as a mobile home park manager. The date that a mobile home park manager must be certified is changed from July 1, 2000 to January 1, 2001.

Appropriation: The sum of \$35,000 (GF-State) to the Department of Community, Trade, and Economic Development.

Fiscal Note: Not requested.

Effective Date of Amended Bill: Ninety days after adjournment of session in which bill is passed, except sections 3 and 4 which take effect January 1, 2001.

Testimony For: The biggest complaint that tenants have is the lack of knowledge of the mobile home landlord-tenant laws by mobile home park landlords/managers. Having professional management is a benefit to everyone. This bill will ensure that people who manage mobile home parks will know the state's mobile home landlord-tenant laws.

Testimony Against: None.

Testified: (In support) Senator Shirley Winsley, prime sponsor; Ray Glenn, Mobile Home Tenants Association; and Ray Munson, Mobile Home Owners of America.

(Neutral) John Woodring, Mobile Home Communities of Washington.