

SENATE BILL REPORT

SB 5372

As of February 1, 1999

Title: An act relating to mobile home park landlord-tenant agreements.

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

Sponsors: Senators Fraser, Prentice, Winsley, Costa, Patterson, Goings, Wojahn, Eide and Fairley.

Brief History:

Committee Activity: Commerce, Trade, Housing & Financial Institutions: 2/2/99.

SENATE COMMITTEE ON COMMERCE, TRADE, HOUSING & FINANCIAL INSTITUTIONS

Staff: Dave Cheal (786-7576)

Background: Mobile home parks are properties where spaces are rented to mobile home owners for placement of their homes. These occupancies must be based on a written rental agreement. The Mobile Home Landlord-Tenant Act lists certain provisions that must be included and other provisions that may not be included in the agreement. No provision of the rental agreement may allow the landlord to charge a fee for guests, except that a landlord may establish park rules that levy a charge for guests that remain for more than 15 days in any 60-day period. If the landlord collects a security deposit, the rental agreement must specify the terms and conditions for withholding part or all of the deposit upon termination of the tenancy.

Summary of Bill: The provision of the Mobile Home Landlord-Tenant Act that allows a landlord to charge for guests that remain for longer than 15 days is deleted. In its place is a provision allowing increased utility charges that are reasonably related to the presence of guests that reside with a tenant for longer than 30 days. These additional charges may only be made in parks where the utility in question is billed to the park as a single payer.

Security deposits must be placed in interest bearing accounts, with interest paid to the tenant at the termination of the tenancy or every five years, whichever occurs first. The tenant must be informed of the location of the security deposit. Landlords have a right to recover amounts which exceed the deposit for damage caused by the tenant.

Appropriation: None.

Fiscal Note: Not requested

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