
SUBSTITUTE SENATE BILL 6004

State of Washington

56th Legislature

1999 Regular Session

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

Read first time 03/03/99.

1 AN ACT Relating to certification of resident managers of mobile
2 home parks; adding a new chapter to Title 18 RCW; prescribing
3 penalties; and providing an effective date.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

5 NEW SECTION. **Sec. 1.** The purpose of this chapter is to establish
6 a certification program for managers of mobile home parks.

7 NEW SECTION. **Sec. 2.** Unless the context clearly requires
8 otherwise, the definitions in this section apply throughout this
9 chapter.

10 (1) "Advisory council" means the advisory council on mobile home
11 park manager training and certification created in section 7 of this
12 act.

13 (2) "Department" means the department of community, trade, and
14 economic development.

15 (3) "Director" means the director of the department of community,
16 trade, and economic development.

17 (4) "Mobile home park" has the same meaning as in RCW 59.20.030.

1 (5) "Mobile home park management" means those actions, functions,
2 or duties related to the operation, maintenance, or management of a
3 mobile home park.

4 (6) "Mobile home park manager" means a person who is certified
5 under this chapter to perform mobile home park management services and
6 includes owners of mobile home parks.

7 NEW SECTION. **Sec. 3.** (1) All mobile home parks with fifteen or
8 more occupied mobile home lots shall be managed by a mobile home park
9 manager.

10 (2) A person shall not manage or hold himself or herself out to the
11 public as being able to manage a mobile home park in this state until
12 a certificate of registration certifying him or her as a mobile home
13 park manager has been issued to him or her by the director in
14 accordance with this chapter.

15 (3) A corporation, partnership, trust, association, or other like
16 organization may own or operate a mobile home park or engage in the
17 business of mobile home park management without being certified if it
18 employs, retains, or contracts with certified natural persons who are
19 registered mobile home park managers in the direct provision of
20 management services.

21 NEW SECTION. **Sec. 4.** (1) The director shall not issue a
22 certificate of registration to any person to act as a mobile home park
23 manager until that person has:

24 (a) Executed a written application on a form prescribed by the
25 director, subscribed and sworn to by the applicant;

26 (b) Attended and completed a department-approved training course
27 for mobile home park managers;

28 (c) Passed an examination adopted or approved by the department
29 which demonstrates that the applicant has a fundamental knowledge of
30 the mobile home landlord-tenant act under chapter 59.20 RCW; and

31 (d) Paid to the director a fee as prescribed in section 8 of this
32 act.

33 (2) Certificates of registration are effective on the date issued
34 by the department and must be renewed annually subject to the
35 requirements of this chapter.

36 (3) A certificate of registration may be renewed annually provided
37 the applicant provides evidence of continuing education as approved by

1 the department. This evidence must be submitted with an application to
2 renew certification. No less than six and no more than ten hours of
3 continuing education annually may be required by the department for
4 renewal of certification.

5 (4) As of the effective date of this act mobile home park managers
6 may present a verification of having successfully completed a training
7 course conducted by a trade association of mobile home parks, which
8 will satisfy the initial training requirement for one year, and entitle
9 the park manager to certification for that year.

10 NEW SECTION. **Sec. 5.** The department shall contract with a trade
11 association representing mobile home parks for the delivery of training
12 courses required by this chapter. The department, in consultation with
13 the advisory council created under section 7 of this act, shall approve
14 the curriculum of the training program.

15 NEW SECTION. **Sec. 6.** (1) The department, in consultation with the
16 advisory council created in section 7 of this act, shall administer,
17 coordinate, and enforce this chapter, develop the examination of
18 applicants, and be responsible for the granting of certificates to
19 qualified persons and for withholding certificates from unqualified
20 persons. It may issue subpoenas, examine witnesses, and administer
21 oaths, and shall investigate persons engaging in practices that violate
22 this chapter.

23 (2) The department shall conduct hearings and keep records and
24 minutes as necessary for an orderly dispatch of business.

25 (3) The department is authorized to adopt rules that are necessary
26 to implement, enforce, and interpret this chapter.

27 NEW SECTION. **Sec. 7.** (1) There is created an advisory council on
28 mobile home park manager training and certification. The council shall
29 consist of four members as follows: Two members of the council shall
30 be residents of mobile home parks and two members shall be owners or
31 operators of mobile home parks. The director shall appoint the members
32 for terms of two years. Thereafter, each member shall be appointed for
33 a term of four years. A vacancy shall be filled for the remainder of
34 the unexpired term.

35 (2) The advisory council shall select a chair from its members for
36 a two-year term.

1 (3) Members of the council shall serve without compensation but are
2 entitled to receive reimbursement for travel expenses as provided in
3 RCW 43.03.050 and 43.03.060.

4 (4) The functions of the advisory council are to:

5 (a) Review, evaluate, and advise the department concerning
6 revisions and adoption of rules affecting certification of mobile home
7 park managers; and

8 (b) Develop, review, revise, and approve, in consultation with the
9 department, the program for certification of mobile home park managers.

10 (5) The advisory council shall meet at the call of its chair, at
11 the request of a majority of its membership, at the request of the
12 department, or at such times as are prescribed by its rules.

13 (6) The department shall provide adequate staff support to the
14 advisory council to assist it in fulfilling its duties.

15 NEW SECTION. **Sec. 8.** (1) The department shall charge fees for the
16 application, issuance, and renewal of certificates of registration.
17 The department shall set fees by rule.

18 (2) The fees shall cover the actual costs incurred by the
19 department in carrying out its certification and other related
20 responsibilities under this chapter.

21 NEW SECTION. **Sec. 9.** (1) The department has the power to enforce
22 and ensure compliance with this chapter and rules adopted under this
23 chapter relating to the certification of mobile home park managers.

24 NEW SECTION. **Sec. 10.** Sections 3 and 4 of this act take effect
25 July 1, 2000.

26 NEW SECTION. **Sec. 11.** If any provision of this act or its
27 application to any person or circumstance is held invalid, the
28 remainder of the act or the application of the provision to other
29 persons or circumstances is not affected.

30 NEW SECTION. **Sec. 12.** Sections 1 through 11 of this act
31 constitute a new chapter in Title 18 RCW.

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