

FINAL BILL REPORT

ESSB 6449

C 63 L 02
Synopsis as Enacted

Brief Description: Allowing entrance and exit fees under limited circumstances.

Sponsors: Senate Committee on Labor, Commerce & Financial Institutions (originally sponsored by Senator Kastama).

Senate Committee on Labor, Commerce & Financial Institutions
House Committee on Local Government & Housing

Background: The law specifies certain items that cannot be part of a mobile home landlord-tenant rental agreement. These items include a landlord charging entrance and exit fees to a park.

Continuing care retirement communities offer multi-year shelter along with nursing, medical, health-related, or personal care services. These services are sometimes conditioned upon the payment of an entrance fee by tenants. Some organizations would like to become continuing care retirement communities, but the owners of these communities are currently prohibited from collecting entrance fees from mobile home residents.

Summary: Mobile home landlords are allowed to charge entrance and exit fees if these fees are specified in a continuing care contract.

Votes on Final Passage:

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| Senate | 45 | 0 |
| House | 93 | 0 |

Effective: June 13, 2002