
Local Government Committee

PSHB 1741

Brief Description: Prohibiting discrimination against consumers' choices in housing.

Sponsors: Representatives Romero, Lantz, Mielke, O'Brien, Edwards, Chase and Schindler.

Brief Summary of Bill

- Prohibits local governments from enacting any local statute or ordinance that has the effect of discriminating against consumers' choices in the placement or use of a home.
- Requires that homes built to HUD standards be regulated in the same manner as site built homes, factory built homes, or homes built to any other state construction standard.

Hearing Date: 3/3/03

Staff: Amy Wood (786-7127).

Background:

All cities, code cities, towns, and counties (local governments) have general authority to adopt comprehensive plans and zoning ordinances. Local governments required or choosing to plan under the state's Growth Management Act (GMA) have specific requirements to adopt comprehensive plans containing certain elements consistent with GMA requirements and to enact implementing development regulations, including zoning provisions.

A "designated manufactured home" is defined as a manufactured home constructed after June 15, 1976 in accordance with federal construction standards that meets certain minimum size and roof pitch requirements, and has exterior siding material similar to materials commonly used in conventional site-built homes.

Summary of Proposed Substitute Bill:

Local Governments are prohibited from enacting any statute or ordinance that has the effect, either directly or indirectly, of discriminating against consumers' choices in the placement or use of a home. Homes built consistent with the National Manufactured Housing

Construction and Safety Standards Act of 1974, 42 U.S.C. Sec. 5401 *et. seq.*, must be regulated in the same manner as site-built homes, factory-built homes, or homes built to any other state construction standard.

Appropriation: None.

Fiscal Note: Not Requested.

Effective Date: The bill takes effect 90 days after adjournment of session in which bill is passed.