

# SENATE BILL REPORT

## SHB 1374

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As of March 18, 2005

**Title:** An act relating to prohibiting certain restrictions on the location of manufactured homes.

**Brief Description:** Prohibiting restrictions on the location of mobile homes or manufactured homes based exclusively on age and dimensions.

**Sponsors:** House Committee on Housing (originally sponsored by Representatives Simpson, Schindler, Miloscia, Sells, Chase and Holmquist).

**Brief History:** Passed House: 3/08/05, 96-2.

**Committee Activity:** Financial Institutions, Housing & Consumer Protection: 3/24/05.

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### SENATE COMMITTEE ON FINANCIAL INSTITUTIONS, HOUSING & CONSUMER PROTECTION

**Staff:** Jennifer Arnold (786-7471)

**Background:** Although the Manufactured/Mobile Home Landlord-Tenant Act prohibits owners of mobile and manufactured housing communities from denying a home's entry to the community based solely on the home's age, local governments are not prohibited from enacting laws to restrict entry to such communities.

For the purposes of siting, beginning July 1, 2005, local governments cannot enact any law that has the effect of discriminating against consumers' choices in the placement or use of a home. However, there are exceptions to this prohibition, including allowing local governments to require that a manufactured home is new and that the home is in compliance with local design standards applicable to all other homes in the same neighborhood.

**Summary of Bill:** Local governments are prohibited from restricting the location of mobile or manufactured homes in mobile home parks or manufactured housing communities based exclusively on the age or dimensions of the mobile or manufactured home. However, local governments may place age or dimension restrictions on such homes sited outside of mobile home parks or manufactured housing communities.

**Appropriation:** None.

**Fiscal Note:** Not requested.

**Committee/Commission/Task Force Created:** No.

**Effective Date:** The bill contains an emergency clause and takes effect on July 1, 2005.