

ESB 6868 - H AMD 1399

By Representative Schindler

NOT ADOPTED 03/05/2008

1 Strike everything after the enacting clause and insert the
2 following:

3 "Sec. 1. RCW 35.67.370 and 2003 c 297 s 1 are each amended to read
4 as follows:

5 (1) Except as provided in subsection (3) of this section, cities,
6 towns, or counties may not require existing mobile home parks to
7 replace existing, functional septic systems with a sewer system within
8 the community unless the local board of health determines that the
9 septic system is failing.

10 (2) Cities, towns, and counties are prohibited from requiring
11 existing mobile home parks to pay a sewer service availability charge,
12 standby charge, consumption charge, or any other similar types of
13 charges associated with available but unused sewer service, including
14 any interest or penalties for nonpayment or enforcement charges, until
15 the mobile home park connects to the sewer service. When a mobile home
16 park connects to a sewer, cities, towns, and counties may only charge
17 mobile home parks prospectively from the date of connection for their
18 sewer service. Chapter 297, Laws of 2003 is remedial in nature and
19 applies retroactively to 1993.

20 (3) After December 31, 2011, any county lying east of the crest of
21 the Cascade mountains with a population greater than four hundred
22 thousand, and any city within such county, may require a mobile home
23 park to connect to a sewer system, when the city or county legislative
24 authority determines that:

25 (a) The mobile home park lies above a federally designated sole
26 source aquifer;

27 (b) The sewer system is available for connection by the mobile home
28 park;

29 (c) Replacement of existing on-site septic systems by connection to

1 a sewer system is needed to ensure the protection of drinking water
2 supplies from the aquifer; and

3 (d) The cost of connecting the mobile home park to the sewer system
4 on a per unit basis is reasonable and comparable to the current
5 estimated average cost of connecting single-family residences to the
6 sewer system.

7 (4) The county or city legislative authority requiring a mobile
8 home park to connect to a sewer system, as provided in subsection (3)
9 of this section, should identify and extend, as applicable, those
10 financial assistance programs it can access and provide to that mobile
11 home park. This may include, but not be limited to, local, state, or
12 federal affordable housing programs, water quality protection grant and
13 loan programs, and public health, safety, and welfare programs.

14 NEW SECTION. Sec. 2. To limit the financial impact on mobile home
15 park tenants who qualify as a "low-income household" as defined under
16 RCW 43.185A.010, the department of ecology and the department of
17 community, trade, and economic development shall, by December 1, 2009,
18 collaborate and provide statutory recommendations to the appropriate
19 committees of the legislature on:

20 (a) Criteria that allow owners of mobile home parks that serve low-
21 income households to be eligible for grant and loan assistance for the
22 cost of connecting a mobile home park to a sewer system provided that
23 at least fifty percent of the tenants of the mobile home park qualify
24 as a low-income household;

25 (b) Requirements to keep a mobile home park in operation for a
26 preset number of years after the mobile home park owner receives grant
27 or loan assistance for the cost of connecting the mobile home park to
28 a sewer system; and

29 (c) Other options to help keep mobile home parks affordable for
30 low-income households."

31 Correct the title.

EFFECT: Provides that the conditions under which a mobile home
park may be required to connect to a sewer take effect after December

31, 2011. Requires that the Department of Ecology and the Department of Community, Trade, and Economic Development must collaborate and provide statutory recommendations regarding grants and loans to mobile home park owners and other options to help keep mobile home parks affordable for low-income households.

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