

FINAL BILL REPORT

SSB 5524

C 117 L 08

Synopsis as Enacted

Brief Description: Addressing the restriction of mobile home or manufactured home locations.

Sponsors: Senate Committee on Consumer Protection & Housing (originally sponsored by Senators Berkey, Schoesler, Fairley and Roach).

Senate Committee on Consumer Protection & Housing
House Committee on Housing

Background: Under the Manufactured/Mobile Home Landlord-Tenant Act, owners of manufactured and mobile home communities may not prevent a manufactured/mobile home from moving into the community solely because the home has reached a certain age. However, community owners may exclude or expel manufactured or mobile homes that do not comply with any other state or local law, including fire and safety codes. Currently, local jurisdictions may pass ordinances that regulate the entry of mobile or manufactured homes into manufactured and mobile home communities. However, local jurisdictions may not enact ordinances that have the effect of discriminating against a consumer's choice as to placement or use of a home that is not equally applicable to all homes. Nevertheless, local jurisdictions are permitted under state law to require that manufactured homes be and comply with all local design standards applicable to all other homes in the neighborhood within which the manufactured home is located.

Summary: Cities, towns, and counties are prohibited from restricting the location of mobile or manufactured homes that are sited within existing mobile or manufactured housing communities based exclusively on age or the dimensions of the home. Local jurisdictions are still permitted to place age and design criteria on manufactured housing that is sited outside of mobile and manufactured housing communities. The prohibitions apply only to mobile and manufactured housing communities legally in existence at the time the law goes into effect.

Votes on Final Passage:

Senate	47	0
House	95	0

Effective: June 12, 2008