

# SENATE BILL REPORT

## SSB 5524

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As Passed Senate, February 1, 2008

**Title:** An act relating to the restriction of mobile home or manufactured home locations in mobile home parks or manufactured housing communities.

**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).

**Brief History:**

**Committee Activity:** Consumer Protection & Housing: 2/13/07, 2/20/07 [DPS, DNP].  
Passed Senate: 2/01/08, 47-0.

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### SENATE COMMITTEE ON CONSUMER PROTECTION & HOUSING

**Majority Report:** That Substitute Senate Bill No. 5524 be substituted therefor, and the substitute bill do pass.

Signed by Senators Weinstein, Chair; Kauffman, Vice Chair; Honeyford, Ranking Minority Member; Haugen, Jacobsen, Kilmer and Tom.

**Minority Report:** Do not pass.

Signed by Senator Delvin.

**Staff:** Vanessa Firnhaber-Baker (786-7471)

**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 park 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 are free to 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.

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*This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not a part of the legislation nor does it constitute a statement of legislative intent.*

**Summary of Bill:** 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.

**Appropriation:** None.

**Fiscal Note:** Not requested.

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

**Effective Date:** Ninety days after adjournment of session in which bill is passed.

**Staff Summary of Public Testimony on Substitute Bill:** PRO: This bill ensures that single wide mobile homes can still be sited in existing manufactured housing communities. Single wide mobile homes are an important source of affordable housing. Some municipalities are prohibiting parks from allowing single wide homes to move in; this bill solves this problem.

**Persons Testifying:** PRO: Senator Berkey, prime sponsor; Ken Spenser, Manufactured Housing Communities of Washington.