

FINAL BILL REPORT

EHB 1227

C 79 L 09
Synopsis as Enacted

Brief Description: Concerning recreational vehicles used as primary residences in manufactured/mobile home communities.

Sponsors: Representatives Springer, Warnick, Johnson, Lias, McCune, Ormsby and Morrell.

House Committee on Local Government & Housing
Senate Committee on Financial Institutions, Housing & Insurance

Background:

Cities, towns, code cities, and counties may not enact any ordinance that has the effect of discriminating against consumer decisions to locate a home unless the ordinance is equally applicable to all homes. Local governments, however, may require that manufactured homes be new and that they comply with all local design standards.

Additionally, statutes allowing jurisdictions to place age and design criteria on manufactured housing apply only to housing to be sited in:

- new manufactured/mobile home communities; or
- outside of manufactured/mobile home communities.

Summary:

With limited exceptions, cities, towns, counties, and code cities are prohibited from adopting ordinances that restrict the entry or require the removal of recreational vehicles used as primary residences in manufactured/mobile home communities. Exceptions to this prohibition are allowed if the recreational vehicle fails to comply with fire, safety, or other local ordinances or state laws related to recreational vehicles. Additionally, local governments enacting an ordinance that does either of the following are exempted from the prohibition:

- requires utility hookups in manufactured/mobile home communities meet applicable state and federal building code standards; or
- requires a recreational vehicle to contain both an internal toilet and an internal shower. If this requirement is not met, the manufactured/mobile home community hosting the recreational vehicle must provide toilets and showers.

Votes on Final Passage:

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.

House 88 7
Senate 44 0

Effective: July 26, 2009