

SENATE BILL REPORT

SB 5823

As of February 9, 2009

Title: An act relating to strict compliance with notice provisions when manufactured/mobile home communities are offered for sale.

Brief Description: Concerning strict compliance with notice provisions when manufactured/mobile home communities are offered for sale.

Sponsors: Senators Kastama, Fraser, Kauffman, McAuliffe and Kline.

Brief History:

Committee Activity: Financial Institutions, Housing & Insurance: 2/11/09, 2/25/09.

SENATE COMMITTEE ON FINANCIAL INSTITUTIONS, HOUSING & INSURANCE

Staff: Diane Smith (786-7410)

Background: The Manufactured/Mobile Home Landlord-Tenant Act (Act) provides the rights and duties of both landlords and tenants. When a community governed by the Act is to be sold, the landlord must provide written notice of the sale by certified mail or personal delivery to the tenants, the tenant organization, the Office of Manufactured Housing, local governments, housing authorities, and the Housing Finance Commission.

The notice of sale must include a statement of the landlord's intent to sell and contact information for the landlord, or the landlord's agent, who is responsible for communicating with the community's tenant organization about the sale.

Summary of Bill: Failure to comply strictly with the notice of sale provisions results in either the sale being void or the purchaser being required to continue the use of the property as a community for three years.

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.

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