

SENATE BILL REPORT

SB 6384

As Reported by Senate Committee On:
Financial Institutions, Housing & Insurance, February 3, 2010

Title: An act relating to conforming certain manufactured/mobile home dispute resolution program definitions with certain manufactured/mobile home landlord-tenant act definitions.

Brief Description: Conforming certain manufactured/mobile home dispute resolution program definitions with certain manufactured/mobile home landlord-tenant act definitions.

Sponsors: Senators Berkey and Schoesler.

Brief History:

Committee Activity: Financial Institutions, Housing & Insurance: 1/27/10, 2/02/10, 2/03/10 [DP].

SENATE COMMITTEE ON FINANCIAL INSTITUTIONS, HOUSING & INSURANCE

Majority Report: Do pass.

Signed by Senators Berkey, Chair; Hobbs, Vice Chair; Benton, Ranking Minority Member; Franklin, McDermott, Parlette and Schoesler.

Staff: Alison Mendiola (786-7483)

Background: Manufactured/Mobile Home Dispute Resolution Program. The Office of the Attorney General houses the Manufactured/Mobile Home Dispute Resolution Program. Under this program, the definition of mobile home park, manufactured housing community, or manufactured/mobile home community means any real property that is rented or held out for rent to others for the placement of two or more mobile homes, manufactured homes, park models, or recreational vehicles for the primary purpose of production of income, except where the real property is rented or held out for rent for seasonal recreational purposes only and is not used for year-round occupancy.

Recreational vehicle means a travel trailer, motor home, truck camper, or camping trailer that is primarily used as a permanent residence located in a mobile home park or manufactured housing community.

Manufactured/Mobile Home Landlord-Tenant Act Definitions. Under the Manufactured/Mobile Home Landlord-Tenant Act, a mobile home park, manufactured housing community,

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or manufactured/mobile home community means any real property which is rented or held out for rent to others for the placement of two or more mobile homes, manufactured homes, or park models for the primary purpose of production of income, except where such real property is rented or held out for rent for seasonal recreational purpose only and is not intended for year-round occupancy.

Recreational vehicle means a travel trailer, motor home, truck camper, or camping trailer that is primarily designed and used as temporary living quarters, is either self-propelled or mounted on or drawn by another vehicle, is transient, is not occupied as a primary residence, and is not immobilized or permanently affixed to a mobile home lot.

Summary of Bill: Changes are made to the Manufactured/Mobile Home Dispute Resolution Program definitions. Recreational vehicles are removed from the definition of mobile home park, manufactured housing community, or manufactured/mobile home community.

Recreational vehicle means a travel trailer, motor home, truck camper, or camping trailer that is primarily designed and used as temporary living quarters, is either self-propelled or mounted on or drawn by another vehicle, is transient, is not occupied as a primary residence, and is not immobilized or permanently affixed to a mobile home lot.

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: PRO: The AG's dispute program is meant to enforce the Manufactured/Mobile Home Landlord-Tenant Act (MHLTA) but the two statutes have different definitions of recreational vehicles which makes enforcement confusing. RV's only fall under the MHLTA if they are used as permanent residences; the AG dispute program was never meant to regulate RV's in KOA campgrounds. Eliminating the conflicting definition of RV will fix this inconsistency.

Persons Testifying: PRO: John Woodring, Manufactured Housing Communities of Washington; Walt Olson, Olson Law Firm.