

SENATE BILL REPORT

SHB 1078

As Reported by Senate Committee On:
Financial Institutions, Housing & Insurance, March 15, 2011

Title: An act relating to the manufactured/mobile home landlord-tenant act.

Brief Description: Requiring landlords to provide tenants with written receipts upon request under the manufactured/mobile home landlord-tenant act.

Sponsors: House Committee on Judiciary (originally sponsored by Representatives Goodman, Angel, Kelley, McCune, Hope, Dammeier, Warnick, Hunter, Fitzgibbon, Kenney, Reykdal, Frockt, Rolfes, Roberts, Hasegawa and Moeller).

Brief History: Passed House: 2/07/11, 91-1.

Committee Activity: Financial Institutions, Housing & Insurance: 3/09/11, 3/15/11 [DPA].

SENATE COMMITTEE ON FINANCIAL INSTITUTIONS, HOUSING & INSURANCE

Majority Report: Do pass as amended.

Signed by Senators Hobbs, Chair; Prentice, Vice Chair; Benton, Ranking Minority Member; Fain, Haugen, Keiser and Litzow.

Staff: Alison Mendiola (786-7483)

Background: The Manufactured/Mobile Landlord-Tenant Act (MHLTA) provides for the responsibilities and duties of tenants and owners in manufactured/mobile home communities.

The MHLTA does not require landlords to provide tenants with written receipts for any payments made by the tenant.

Summary of Bill (Recommended Amendments): Landlords are to provide receipts to tenants for any payments made in the form of cash. Landlords are to provide receipts for any other type of payment upon the request of a tenant.

EFFECT OF CHANGES MADE BY FINANCIAL INSTITUTIONS, HOUSING & INSURANCE COMMITTEE (Recommended Amendments): Landlords are to provide receipts to tenants for any payments made in the form of cash, and requires landlords to provide receipts for any other type of payment upon the request of a tenant. Removes the requirement that receipts must be provided within 15 business days of the request, and

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removes the language allowing a tenant to request receipts for sums paid within the previous year.

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 House Bill: PRO: This bill represents an agreement between park owners and tenants. The Manufactured/Mobile Home Landlord Tenant Act does not require that tenants be provided with receipts. If there is a dispute over payment, which occurs frequently, the tenant has no way to prove a payment was made. The language should be consistent to what is being proposed in another bill, amending the Residential Landlord-Tenant Act, requiring receipts for cash payments, and a tenant can request a receipt for any other form of payment.

Persons Testifying: PRO: Representative Goodman, prime sponsor; Ken Spencer, Manufactured Housing Communities of Washington; Bruce Neas, Columbia Legal Services; Pedro Bernal, Office of the Attorney General.