

SENATE BILL REPORT

SB 5035

As Amended by House, April 6, 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: Senators Shin, Honeyford and Kohl-Welles.

Brief History:

Committee Activity: Financial Institutions, Housing & Insurance: 1/19/11 [DP].

Passed Senate: 3/02/11, 48-1.

Passed House: 4/06/11, 97-0.

SENATE COMMITTEE ON FINANCIAL INSTITUTIONS, HOUSING & INSURANCE

Majority Report: Do pass.

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: If a tenant requests a receipt for any payment the tenant made, the landlord is to provide a written receipt within 15 days of the request. A tenant may request a receipt for any payments made within the previous 12 months.

Appropriation: None.

Fiscal Note: Not requested.

Committee/Commission/Task Force Created: No.

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.

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

Staff Summary of Public Testimony: PRO: This bill is a simple bill that reflects the collaborative effort of park owners and tenants addressing the concern of payment receipts. The language was agreed to by the Manufactured Housing Landlord-Tenant Coalition. The tenants have asked for a clarifying amendment (payment by cash or money order) but the language as-is would include that. If the tenant has the ability to get a receipt for any payments made this would be helpful if there was a dispute over any payment.

Persons Testifying: PRO: Senator Shin, prime sponsor; Ken Spencer, Manufactured Housing Communities of Washington.

House Amendment(s):

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