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**SUBSTITUTE SENATE BILL 5261**

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**State of Washington**

**62nd Legislature**

**2011 Regular Session**

**By** Senate Financial Institutions, Housing & Insurance (originally sponsored by Senators Hobbs, Schoesler, Benton, Hill, Honeyford, and Shin)

READ FIRST TIME 02/17/11.

1       AN ACT Relating to developing training for manufactured housing  
2 community managers; adding a new chapter to Title 59 RCW; prescribing  
3 penalties; providing an effective date; and providing a contingent  
4 effective date.

5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

6       NEW SECTION.   **Sec. 1.** The purpose of this chapter is to establish  
7 a training program for managers of manufactured housing communities.

8       NEW SECTION.   **Sec. 2.** The definitions in this section apply  
9 throughout this chapter unless the context clearly requires otherwise.

10       (1) "Advisory council" means the advisory council on manufactured  
11 housing community management training created in section 6 of this act.

12       (2) "Certificate of completed training" means a certificate issued  
13 by a statewide association exclusively representing manufactured  
14 housing communities that conducts manufactured housing community  
15 management training under this chapter.

16       (3) "Manufactured housing community" has the same meaning as in RCW  
17 59.20.030.

1 (4) "Manufactured housing community management" means those  
2 actions, functions, or duties related to the management of a  
3 manufactured housing community to include the collection of rent and  
4 other charges, renting mobile home lots, and the implementation of  
5 landlord duties and responsibilities under chapter 59.20 RCW.

6 (5) "Manufactured housing community manager" means a person who  
7 performs manufactured housing community management, and is required to  
8 be trained under this chapter to perform manufactured housing community  
9 management services. "Manufactured housing community manager" includes  
10 a resident owner of a manufactured housing community who performs  
11 manufactured housing community management.

12 NEW SECTION. **Sec. 3.** (1) Any manager who lives in a manufactured  
13 housing community and performs manufactured housing community  
14 management in a community with more than twelve manufactured/mobile  
15 home lots as defined in RCW 59.30.020 must be trained and possess a  
16 certificate of completed training.

17 (2) Any person engaged in the business of managing a manufactured  
18 housing community with more than twelve manufactured/mobile home lots  
19 as defined in RCW 59.30.020, but is not living in a manufactured  
20 housing community, must be trained and possess a certificate of  
21 completed training.

22 (3) An owner living in the manufactured housing community, but not  
23 performing manufactured housing community management, is not required  
24 to be trained.

25 NEW SECTION. **Sec. 4.** (1) A certificate of completed training must  
26 be initially issued after the person required to be trained has  
27 attended and completed an eight-hour training course for manufactured  
28 housing community management as approved by the advisory council.

29 (2) Any person required to have a certificate of completed training  
30 shall complete the training within six months of the person first  
31 performing manufactured housing community management within a  
32 manufactured housing community or within one year of becoming a manager  
33 upon a determination of good cause by the chair of the advisory  
34 council.

35 (3) A certificate of completed training is effective on the date of  
36 the completion of the initial training course, and must be renewed

1 annually. A minimum of four hours of manufactured housing community  
2 management training is required annually for renewal of a certificate  
3 of completed training.

4 NEW SECTION. **Sec. 5.** Only statewide associations exclusively  
5 representing manufactured housing communities shall conduct  
6 manufactured housing community management training. These associations  
7 may charge fees, including an application fee, to persons being trained  
8 for the purposes of conducting manufactured housing community  
9 management training.

10 NEW SECTION. **Sec. 6.** (1) An advisory council on manufactured  
11 housing community management training is created. The council must  
12 consist of five members. Two members of the council must be residents  
13 of manufactured housing communities or their designees. Two members  
14 must be owners of manufactured housing communities or their designees.  
15 The resident members of the council must be selected by statewide  
16 associations exclusively representing manufactured housing community  
17 tenants. The manufactured housing community members of the council  
18 must be selected by statewide associations exclusively representing  
19 manufactured housing communities. Members shall serve for terms of  
20 four years. The office of the attorney general shall serve as an  
21 advisory member of the council. However, if the four voting members of  
22 the council cannot agree on the approval of the development, renewal,  
23 and revisions of the curriculum for manufactured housing community  
24 management training under subsection (3)(a) of this section, the office  
25 of the attorney general must vote. The office of the attorney general  
26 is not required to appear in person at the council meeting and may cast  
27 its vote by means of a conference telephone or similar communication  
28 equipment so that all persons participating in the meeting can hear  
29 each other at the same time. The council shall select a chair from its  
30 members for a four-year term.

31 (2) Members of the advisory council shall serve without  
32 compensation.

33 (3) The functions of the advisory council are to:

34 (a) Approve the development, renewal, and revisions of the  
35 curriculum for manufactured housing community management training;

1 (b) Ensure that (i) the initial eight-hour training curriculum has  
2 at least one-half the class instruction on one or more provisions of  
3 chapter 59.20 RCW and at least one-fourth the class instruction on a  
4 combination of resident relations and communication skills; and (ii)  
5 the tenant relations portion of the training curriculum is only taught  
6 by statewide associations exclusively representing manufactured housing  
7 community tenants; and

8 (c) Ensure that (i) the annual four-hour requirement for continuing  
9 training after the initial eight-hour training has at least one-half  
10 the class instruction on one or more provisions of chapter 59.20 RCW  
11 and at least one-fourth the class instruction on a combination of  
12 resident relations and communication skills; and (ii) the tenant  
13 relations portion of the continuing training is only taught by  
14 statewide associations exclusively representing manufactured housing  
15 community tenants.

16 (4) The advisory council shall meet at the call of its chair or at  
17 the request of a majority of its membership.

18 NEW SECTION. **Sec. 7.** A violation of this chapter is a class 1  
19 civil infraction under RCW 7.80.120.

20 NEW SECTION. **Sec. 8.** No government agency, trade association,  
21 instructor, or advisory council member is responsible for the conduct  
22 of any person required to comply with this chapter. This section does  
23 not create a cause of action against any government agency, trade  
24 association, instructor, or advisory council member for a violation of  
25 this chapter by any person required to comply with this chapter.

26 NEW SECTION. **Sec. 9.** If any provision of this act or its  
27 application to any person or circumstance is held invalid, the  
28 remainder of the act or the application of the provision to other  
29 persons or circumstances is not affected.

30 NEW SECTION. **Sec. 10.** Sections 1 through 9 of this act constitute  
31 a new chapter in Title 59 RCW.

32 NEW SECTION. **Sec. 11.** Section 3 of this act takes effect January  
33 1, 2012, or six months after approval of the initial curriculum for

1 manufactured housing community management training by the advisory  
2 council on manufactured housing community management training under  
3 section 6(3)(a) of this act, whichever occurs later.

4 NEW SECTION. **Sec. 12.** Sections 4 through 6 of this act take  
5 effect January 1, 2012.

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