

EHB 1493 - S COMM AMD

By Committee on Financial Institutions, Housing & Insurance

ADOPTED 04/17/2013

1 Strike everything after the enacting clause and insert the
2 following:

3 "NEW SECTION. **Sec. 1.** A new section is added to chapter 84.56 RCW
4 to read as follows:

5 (1) Except as provided in subsection (2) of this section, if the
6 landlord of a manufactured/mobile home park takes ownership of a
7 manufactured/mobile home or park model trailer with the intent to
8 resell or rent the same after (a) the manufactured/mobile home or park
9 model trailer has been abandoned; or (b) a final judgment for
10 restitution of the premises under RCW 59.18.410 has been executed in
11 favor of the landlord with regard to the manufactured/mobile home or
12 park model trailer and title has been lawfully transferred to the
13 landlord, the outstanding taxes become the responsibility of the
14 landlord. After the outstanding taxes, interest, and penalties are
15 removed from the tax rolls under subsection (2) of this section, all
16 future taxes are the responsibility of the owner of the
17 manufactured/mobile home or park model trailer.

18 (2) Upon notification by the assessor, the county treasurer must
19 remove from the tax rolls any outstanding taxes, as well as interest
20 and penalties, on a manufactured/mobile home or park model trailer if
21 the landlord of a manufactured/mobile home park:

22 (a) Submits a signed affidavit to the assessor indicating that the
23 landlord has taken ownership of the manufactured/mobile home or park
24 model trailer with the intent to resell or rent after: (i) The
25 manufactured/mobile home or park model trailer has been abandoned; or
26 (ii) a final judgment for restitution of the premises under RCW
27 59.18.410 has been executed in favor of the landlord with regard to the
28 manufactured/mobile home or park model trailer and title has been
29 lawfully transferred to the landlord; and

1 (b) The most current assessed value of the manufactured/mobile home
2 or park model trailer is less than eight thousand dollars.

3 (3) For the purposes of this section, "abandoned,"
4 "manufactured/mobile home," and "park model" have the same meanings as
5 provided in RCW 59.20.030.

6 **Sec. 2.** RCW 46.44.170 and 2010 c 161 s 1118 are each amended to
7 read as follows:

8 (1) Any person moving a mobile home as defined in RCW 46.04.302 or
9 a park model trailer as defined in RCW 46.04.622 upon public highways
10 of the state must obtain:

11 (a) A special permit from the department of transportation and
12 local authorities pursuant to RCW 46.44.090 and 46.44.093 and (~~shall~~)
13 must pay the proper fee as prescribed by RCW 46.44.0941 and 46.44.096;
14 and

15 (b) For mobile homes constructed before June 15, 1976, and already
16 situated in the state: (i) A certification from the department of
17 labor and industries that the mobile home was inspected for fire
18 safety; or (ii) an affidavit in the form prescribed by the department
19 of commerce signed by the owner at the county treasurer's office at the
20 time of the application for the movement permit stating that the mobile
21 home is being moved by the owner for his or her continued occupation or
22 use; or (iii) a copy of the certificate of title together with an
23 affidavit signed under penalty of perjury by the certified owner
24 stating that the mobile home is being transferred to a wrecking yard or
25 similar facility for disposal. In addition, the destroyed mobile home
26 must be removed from the assessment rolls of the county and any
27 outstanding taxes on the destroyed mobile home must be removed by the
28 county treasurer.

29 (2) A special permit issued as provided in subsection (1) of this
30 section for the movement of any mobile home or a park model trailer
31 that is assessed for purposes of property taxes (~~shall~~) is not (~~be~~)
32 valid until the county treasurer of the county in which the mobile home
33 or park model trailer is located (~~shall~~) must endorse or attach his
34 or her certificate that all property taxes which are a lien or which
35 are delinquent, or both, upon the mobile home or park model trailer
36 being moved have been satisfied. Further, any mobile home or park
37 model trailer required to have a special movement permit under this

1 section (~~shall~~) must display an easily recognizable decal. However,
2 endorsement or certification by the county treasurer and the display of
3 the decal is not required:

4 (a) When a mobile home or park model trailer is to enter the state
5 or is being moved from a manufacturer or distributor to a retail sales
6 outlet or directly to the purchaser's designated location or between
7 retail and sales outlets;

8 (b) When a signed affidavit of destruction is filed with the county
9 assessor and the mobile home or park model trailer is being moved to a
10 disposal site by a landlord as defined in RCW 59.20.030 after (i) the
11 mobile home or park model trailer has been abandoned as defined in RCW
12 59.20.030; or (ii) a final judgment for restitution of the premises
13 under RCW 59.18.410 has been executed in favor of the landlord with
14 regard to the mobile home or park model trailer and title has been
15 lawfully transferred to the landlord. The mobile home or park model
16 trailer will be removed from the tax rolls and, upon notification by
17 the assessor, any outstanding taxes on the destroyed mobile home or
18 park model trailer will be removed by the county treasurer; or

19 (c) When a signed affidavit of destruction is filed with the county
20 assessor by any mobile home or park model trailer owner or any property
21 owner with an abandoned mobile home or park model trailer, the same
22 (~~shall~~) must be removed from the tax rolls and upon notification by
23 the assessor, any outstanding taxes on the destroyed mobile home or
24 park model trailer (~~shall~~) must be removed by the county treasurer.

25 (3) Except as provided in section 1(1) of this act, if the landlord
26 of a manufactured/mobile home park takes ownership of a
27 manufactured/mobile home or park model trailer with the intent to
28 resell or rent the same under RCW 59.20.030 after (a) the
29 manufactured/mobile home or park model trailer has been abandoned as
30 defined in RCW 59.20.030; or (b) a final judgment for restitution of
31 the premises under RCW 59.18.410 has been executed in favor of the
32 landlord with regard to the manufactured/mobile home or park model
33 trailer and title has been lawfully transferred to the landlord, the
34 outstanding taxes become the responsibility of the landlord.

35 (4) It is the responsibility of the owner of the mobile home or
36 park model trailer subject to property taxes or the agent to obtain the
37 endorsement and decal from the county treasurer before a mobile home or
38 park model trailer is moved.

1 (5) This section does not prohibit the issuance of vehicle license
2 plates for a mobile home or park model trailer subject to property
3 taxes, but plates (~~shall~~) may not be issued unless the mobile home or
4 park model trailer subject to property taxes for which plates are
5 sought has been listed for property tax purposes in the county in which
6 it is principally located and the appropriate fee for the license has
7 been paid.

8 (6) The department of transportation, the department of labor and
9 industries, and local authorities are authorized to adopt reasonable
10 rules for implementing the provisions of this section. The department
11 of transportation (~~shall~~) must adopt rules specifying the design,
12 reflective characteristics, annual coloration, and for the uniform
13 implementation of the decal required by this section. The department
14 of labor and industries (~~shall~~) must adopt procedures for notifying
15 destination local jurisdictions concerning the arrival of mobile homes
16 that failed safety inspections."

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17 On page 1, line 2 of the title, after "trailers;" strike the
18 remainder of the title and insert "amending RCW 46.44.170; and adding
19 a new section to chapter 84.56 RCW."

EFFECT: It is clarified that after any outstanding taxes,
interest, and penalties are removed from the tax rolls, the owner of
the manufactured/mobile home or park model trailer is responsible for
all future taxes.

The term "mobile home" is clarified to include manufactured homes.

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