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**SUBSTITUTE HOUSE BILL 1590**

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**State of Washington**

**63rd Legislature**

**2013 Regular Session**

**By** House Community Development, Housing & Tribal Affairs (originally sponsored by Representatives Springer, Appleton, Warnick, Kirby, McCoy, Goodman, Hunt, Ryu, Moscoso, and Ormsby)

READ FIRST TIME 02/22/13.

1 AN ACT Relating to establishing a training program for managers of  
2 manufactured housing communities; amending RCW 59.30.070; adding a new  
3 chapter to Title 59 RCW; prescribing penalties; and providing effective  
4 dates.

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) "Manufactured housing community" has the same meaning as  
11 provided in RCW 59.20.030.

12 (2) "Manufactured housing community management" means those  
13 actions, functions, or duties related to the management of a  
14 manufactured housing community including, but not limited to, the  
15 collection of rent and other charges, renting mobile home lots, the  
16 enforcement of the terms of tenancy, and the implementation of landlord  
17 and tenant duties and responsibilities under chapter 59.20 RCW.

1 (3) "Manufactured housing community manager" means a person who  
2 performs manufactured housing community management, and is required to  
3 be trained under this chapter to perform manufactured housing community  
4 management services.

5 (4) "Training program" means the manufactured housing community  
6 manager training program established pursuant to this chapter and  
7 administered by the attorney general under the manufactured/mobile home  
8 dispute resolution program.

9 NEW SECTION. **Sec. 3.** (1) A person must not manage a manufactured  
10 housing community in this state beyond the grace period identified in  
11 subsection (3) of this section until the person has completed the  
12 training program.

13 (2) An owner of a manufactured housing community is not required to  
14 be trained under this chapter if the owner employs a resident manager,  
15 property manager, or independent contract manager who has completed the  
16 training program to perform manufactured housing community management  
17 duties.

18 (3) If a person becomes a manufactured housing community manager  
19 and has not previously completed the training program, the person must  
20 complete the training program within one year of beginning employment.

21 NEW SECTION. **Sec. 4.** (1) Any person required to be trained as a  
22 manufactured housing community manager must acquire a certificate of  
23 completion of training from the attorney general.

24 (2) The certificate of completion of training must:

25 (a) Be made available for view by the public; and

26 (b) Indicate that the person has satisfactorily completed a minimum  
27 of four hours of training as prescribed under subsection (4) of this  
28 section.

29 (3) A certificate of completion of training is effective upon the  
30 date of issue and is valid for one year.

31 (4) A minimum of four hours of manufactured housing community  
32 manager training is required annually.

33 NEW SECTION. **Sec. 5.** (1) The attorney general under the  
34 manufactured/mobile home dispute resolution program must administer the  
35 training program.

1 (2) The attorney general must develop the curriculum for the  
2 training program with input from statewide associations representing  
3 manufacturing housing community tenants and owners.

4 (3) The attorney general must issue certificates of completion of  
5 training to persons who have successfully completed the training  
6 program, and must maintain a list of the names of these persons to be  
7 made available to the public.

8 (4) The attorney general may charge a fee for the training program  
9 to recover the costs of the training program, but only to the extent  
10 funds are not available in the manufactured/mobile home dispute  
11 resolution program account to cover the costs of the training program.

12 (5) The attorney general may enforce this chapter.

13 NEW SECTION. **Sec. 6.** The attorney general is not responsible for  
14 the conduct of a landlord, manager, owner, or other person attending or  
15 required to attend the training program. This chapter does not create  
16 a cause of action against the attorney general related to the training  
17 program or a violation of this chapter by any person required to attend  
18 the training program.

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

21 **Sec. 8.** RCW 59.30.070 and 2007 c 431 s 8 are each amended to read  
22 as follows:

23 The manufactured/mobile home dispute resolution program account is  
24 created in the custody of the state treasurer. All receipts from  
25 sources directed to the manufactured/mobile home dispute resolution  
26 program must be deposited in the account. Expenditures from the  
27 account may be used only for the costs associated with administering  
28 the manufactured/mobile home dispute resolution program, including the  
29 training program under chapter 59.-- RCW (the new chapter created in  
30 section 12 of this act). Only the attorney general or the attorney  
31 general's designee may authorize expenditures from the account. The  
32 account is subject to allotment procedures under chapter 43.88 RCW, but  
33 an appropriation is not required for expenditures.

1        NEW SECTION.    **Sec. 9.**    If any provision of this act or its  
2 application to any person or circumstance is held invalid, the  
3 remainder of the act or the application of the provision to other  
4 persons or circumstances is not affected.

5        NEW SECTION.    **Sec. 10.**    Sections 3 through 5 of this act take  
6 effect July 1, 2014.

7        NEW SECTION.    **Sec. 11.**    Except for sections 3 through 5 of this  
8 act, this act takes effect August 1, 2013.

9        NEW SECTION.    **Sec. 12.**    Sections 1 through 7 of this act constitute  
10 a new chapter in Title 59 RCW.

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