
SUBSTITUTE SENATE BILL 5233

State of Washington

63rd Legislature

2013 Regular Session

By Senate Financial Institutions, Housing & Insurance (originally sponsored by Senators Hobbs, Carrell, Rolfes, Conway, and Dammeier)

READ FIRST TIME 02/22/13.

1 AN ACT Relating to establishing a training program for managers of
2 manufactured housing communities; adding a new chapter to Title 59 RCW;
3 prescribing penalties; providing an effective date; and providing a
4 contingent 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) "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 NEW SECTION. **Sec. 3.** (1) A person must not manage a manufactured
6 housing community in this state beyond the grace period identified in
7 subsection (3) of this section until the person has received
8 manufactured housing community manager training in accordance with this
9 chapter.

10 (2) An owner of a manufactured housing community is not required to
11 be trained under this chapter if the owner employs a resident manager,
12 property manager, or independent contract manager trained under this
13 chapter to perform manufactured housing community management duties.

14 (3) If a person becomes a manufactured housing community manager
15 and has not previously received manufactured housing community manager
16 training as required in this chapter, the person must complete
17 manufactured housing community manager training within one year of
18 beginning employment.

19 NEW SECTION. **Sec. 4.** (1) Any person required to be trained as a
20 manufactured housing community manager must acquire a certificate of
21 completion of training from an approved manufactured housing community
22 manager training program.

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

- 24 (a) Be made available for view by the public; and
- 25 (b) Indicate that the person has satisfactorily completed a minimum
26 of four hours of manufactured housing community manager training as
27 prescribed under subsection (4) of this section.

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

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

32 NEW SECTION. **Sec. 5.** (1) Any statewide nonprofit association
33 exclusively representing manufactured housing communities may
34 administer the manufactured housing community manager training courses
35 as required under this chapter. The association may set and charge a

1 fee between ninety and one hundred twenty dollars for the training
2 courses. The association may increase the fee above one hundred twenty
3 dollars only after approval by the advisory council on manufactured
4 housing community manager training.

5 (2) Any statewide nonprofit association performing the manufactured
6 housing community manager training must develop the curriculum of the
7 training course with approval from the advisory council on manufactured
8 housing community manager training.

9 (3) The training course must include a one-hour presentation by a
10 representative of the manufactured/mobile home dispute resolution
11 program. The representative must provide an overview of the
12 manufactured/mobile home dispute resolution program as well as
13 highlight cases that have been before the dispute resolution program as
14 case studies. If a representative is unavailable, a representative
15 from any statewide nonprofit association exclusively representing
16 manufactured housing community tenants must conduct the one-hour
17 presentation. The presenter is entitled to mileage reimbursement from
18 the association conducting the training.

19 (4) Any association performing manufactured housing community
20 manager training must issue certificates of completion of training to
21 qualified training attendees, and must maintain a list of the names of
22 attendees completing the manufactured housing community manager
23 training to be made available to the public.

24 NEW SECTION. **Sec. 6.** (1) An advisory council on manufactured
25 housing community manager training is created. The council must
26 consist of four members as follows: Two members of the council must be
27 current residents of manufactured housing communities who own their own
28 homes; and two members must be owners of manufactured housing
29 communities.

30 (2) The resident members of the advisory council must be selected
31 by statewide associations exclusively representing manufactured housing
32 community tenants, with one member from each of the two largest
33 statewide nonprofit associations exclusively representing manufactured
34 housing community tenants. The owner members of the advisory council
35 must be selected by statewide associations exclusively representing
36 manufactured housing community owners. Terms for council members are
37 four years.

1 (3) Members of the advisory council must serve without
2 compensation, but are entitled to receive reimbursement for travel
3 expenses as provided by law.

4 (4) The advisory council must:

5 (a) Review and approve the curriculum of the manufactured housing
6 community manager training program;

7 (b) Consider training course fee increases as proposed by an
8 association under section 5(1) of this act; and

9 (c) Meet at the call of its chair, at the request of a majority of
10 its membership, a minimum of once per year.

11 NEW SECTION. **Sec. 7.** The manufactured/mobile home dispute
12 resolution program created under RCW 59.30.030, in consultation with
13 the advisory council on manufactured housing community manager
14 training, may enforce this chapter and must facilitate the maintenance
15 of a listing composed of those individuals who have successfully
16 completed manufactured housing community manager training.

17 NEW SECTION. **Sec. 8.** No government agency, trade association, or
18 instructor of the manufactured housing community manager training
19 program is responsible for the conduct of a landlord, manager, owner,
20 or other person attending manufactured housing community manager
21 training under this chapter. This section does not create a cause of
22 action against any government agency, trade association, or instructor
23 of the manufactured housing community manager training program related
24 to manufactured housing community manager training.

25 NEW SECTION. **Sec. 9.** No government agency, trade association,
26 instructor of the manufactured housing community manager training
27 program, or member of the advisory council on manufactured housing
28 community manager training is responsible for the conduct of any person
29 required to comply with this chapter. This section does not create a
30 cause of action against any government agency, trade association,
31 instructor of the manufactured housing community manager training
32 program, or member of the advisory council on manufactured housing
33 community manager training for a violation of this chapter by any
34 person required to comply with this chapter.

1 NEW SECTION. **Sec. 10.** A violation of this chapter is a class 1
2 civil infraction under RCW 7.80.120.

3 NEW SECTION. **Sec. 11.** If any provision of this act or its
4 application to any person or circumstance is held invalid, the
5 remainder of the act or the application of the provision to other
6 persons or circumstances is not affected.

7 NEW SECTION. **Sec. 12.** Sections 3 through 5 of this act take
8 effect July 1, 2014, or six months after review and approval of the
9 initial curriculum for the manufactured housing community manager
10 training program by the advisory council on manufactured housing
11 community manager training under section 6(4) of this act, whichever
12 occurs later.

13 NEW SECTION. **Sec. 13.** Except for sections 3 through 5 of this
14 act, this act takes effect August 1, 2013.

15 NEW SECTION. **Sec. 14.** Sections 1 through 13 of this act
16 constitute a new chapter in Title 59 RCW.

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