

SENATE BILL REPORT

SB 5869

As of February 13, 2015

Title: An act relating to restrictions on the location of manufactured/mobile homes.

Brief Description: Concerning restrictions on the location of manufactured/mobile homes.

Sponsors: Senator Sheldon.

Brief History:

Committee Activity: Financial Institutions & Insurance: 2/18/15.

SENATE COMMITTEE ON FINANCIAL INSTITUTIONS & INSURANCE

Staff: Shani Bauer (786-7468)

Background: Counties, cities, and towns have some ability to regulate the placement of manufactured homes in a manufactured home community. The local government may require that a manufactured home:

- be a new manufactured home;
- be set upon a permanent foundation;
- comply with all local design standards applicable to all other homes within the neighborhood in which the manufactured home is to be located;
- be consistent with the thermal standards set forth in the state energy code; and
- otherwise be consistent with the standards for manufactured homes as set forth in statute.

The local government may not adopt an ordinance that has the effect of restricting the location of a manufactured home in a manufactured home community in existence before June 12, 2008, based exclusively on the age or dimensions of the home. This does not prevent the local government from restricting the location of the manufactured home due to other reasons, such as the failure to comply with fire, safety, or other ordinances or laws related to manufactured homes.

Summary of Bill: A county, city, or town may not restrict the location of a manufactured home on the basis that the manufactured home community does not meet current fire, safety, or other ordinances or laws related to manufactured homes if the community was compliant with all applicable ordinances and laws that were in existence at the time the community was permitted.

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.

Appropriation: None.

Fiscal Note: Not requested.

Committee/Commission/Task Force Created: No.

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