

# SENATE BILL REPORT

## SB 6183

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As Reported by Senate Committee On:  
Local Government, January 16, 2018

**Title:** An act relating to sales of manufactured/mobile or park model homes at county treasurer's foreclosure or distraint sales.

**Brief Description:** Regarding foreclosure and distraint sales of manufactured/mobile or park model homes.

**Sponsors:** Senators Takko and Angel.

**Brief History:**

**Committee Activity:** Local Government: 1/16/18, 1/16/18 [DPS].

**Brief Summary of First Substitute Bill**

- Adds that when a manufactured home is sold at a county treasurer's foreclosure or distraint sale, the signature of the registered owner of record is not required.
- Extinguishes all lienholder interests in a manufactured home sold at a county treasurer's foreclosure or distraint sale.

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### SENATE COMMITTEE ON LOCAL GOVERNMENT

**Majority Report:** That Substitute Senate Bill No. 6183 be substituted therefor, and the substitute bill do pass.

Signed by Senators Takko, Chair; Short, Ranking Member; Angel and Liias.

**Staff:** Bonnie Kim (786-7316)

**Background:** Generally, an owner of a manufactured home may establish ownership by either applying for a certificate of title or, for homes affixed to land owned by the landowner, eliminating a certificate of title for the home itself. To transfer ownership, the registered owner of record must sign the certificate of title releasing the registered owner's interest in the manufactured home.

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*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.*

**Summary of Bill (First Substitute):** If a manufactured/mobile or park model home is sold at a county treasurer's foreclosure or distraint sale, the registered owner of record, legal owner on title, and the purchaser are not required to sign the certificate of title and title application to transfer title. Any lienholder interest in a manufactured/mobile or park model home are extinguished by the county treasurer's foreclosure or distraint sale.

**EFFECT OF CHANGES MADE BY LOCAL GOVERNMENT COMMITTEE (First Substitute):** Corrects the spelling of "lienholder."

**Appropriation:** None.

**Fiscal Note:** Not requested.

**Creates Committee/Commission/Task Force that includes Legislative members:** No.

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

**Staff Summary of Public Testimony on Original Bill:** *The committee recommended a different version of the bill than what was heard.* PRO: This bill makes sense because it may be difficult to find the owner of a home that has just been foreclosed on. This is a cleanup bill for county treasurers. County treasurers want to be able to transfer ownership to the new owner as quickly as possible.

**Persons Testifying:** PRO: Senator Dean Takko, Prime Sponsor; Arny Davis, Washington State Association of County Treasurers.

**Persons Signed In To Testify But Not Testifying:** No one.