
HOUSE BILL 1207

State of Washington

66th Legislature

2019 Regular Session

By Representatives Ryu, Jenkin, Dolan, and Pollet

Read first time 01/16/19. Referred to Committee on Housing,
Community Development & Veterans.

1 AN ACT Relating to manufactured housing communities; amending RCW
2 59.20.050; and creating a new section.

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

4 NEW SECTION. **Sec. 1.** The legislature finds that manufactured
5 housing communities provide significant opportunity for affordable
6 housing, but at the same time, vacancy rates in established
7 communities are very low. Siting a replacement manufactured home on a
8 manufactured housing community lot is basic to a landlord's right to
9 continue in business and to provide opportunity for housing that is
10 needed. From the time of establishment of a manufactured housing
11 community, the lot sizes and setback and separation distances within
12 should remain intact for any subsequent replacement of manufactured
13 homes on particular lots. Imposing undue burdens and new restrictions
14 for the siting of replacement manufactured homes may deem lots
15 unusable as home sites thus, exacerbating the low vacancy rates and
16 reducing affordable housing opportunities. The legislature intends to
17 provide protection for manufactured housing communities by
18 authorizing the siting of replacement homes on existing lots within
19 established manufactured housing communities abiding by those lot
20 sizes, setback and separation distances, and other requirements that

1 were in place at the time the manufactured housing communities were
2 established.

3 **Sec. 2.** RCW 59.20.050 and 1999 c 359 s 4 are each amended to
4 read as follows:

5 (1) No landlord may offer a mobile home lot for rent to anyone
6 without offering a written rental agreement for a term of one year or
7 more. No landlord may offer to anyone any rental agreement for a term
8 of one year or more for which the monthly rental is greater, or the
9 terms of payment or other material conditions more burdensome to the
10 tenant, than any month-to-month rental agreement also offered to such
11 tenant or prospective tenant. Anyone who desires to occupy a mobile
12 home lot for other than a term of one year or more may have the
13 option to be on a month-to-month basis but must waive, in writing,
14 the right to such one year or more term: PROVIDED, That annually, at
15 any anniversary date of the tenancy the tenant may require that the
16 landlord provide a written rental agreement for a term of one year.
17 No landlord shall allow a mobile home, manufactured home, or park
18 model to be moved into a mobile home park in this state until a
19 written rental agreement has been signed by and is in the possession
20 of the parties: PROVIDED, That if the landlord allows the tenant to
21 move a mobile home, manufactured home, or park model into a mobile
22 home park without obtaining a written rental agreement for a term of
23 one year or more, or a written waiver of the right to a one-year term
24 or more, the term of the tenancy shall be deemed to be for one year
25 from the date of occupancy of the mobile home lot;

26 (2) The requirements of subsection (1) of this section shall not
27 apply if:

28 (a) The mobile home park or part thereof has been acquired or is
29 under imminent threat of condemnation for a public works project, or

30 (b) An employer-employee relationship exists between a landlord
31 and tenant;

32 (3) The provisions of this section shall apply to any tenancy
33 upon expiration of the term of any oral or written rental agreement
34 governing such tenancy.

35 (4) Except as expressly preempted by the requirements of any
36 state agency relating to the siting of manufactured homes, a tenant
37 or prospective tenant or the landlord is authorized to site any size
38 new or used manufactured/mobile home or park model and appurtenances
39 on a mobile home lot in accordance with the lot sizes, separation and

1 setback distances, and other requirements in effect at the time of
2 the approval of the manufactured/mobile home park. However, if lot
3 sizes, separation and setback distances, or other requirements were
4 nonexistent at the time the manufactured/mobile home park was
5 established, reasonable requirements may be imposed by authorities
6 with jurisdiction to meet health and safety standards. Authorities
7 must act in good faith to avoid the elimination of a viable lot for
8 the siting of a home.

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