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**Housing, Human Services & Veterans  
Committee**

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**HB 2105**

**Brief Description:** Concerning service of notice on landlords and tenants.

**Sponsors:** Representatives Gilday, Chapman, Walen, Barkis and Sutherland.

**Brief Summary of Bill**

- Allows any notice required by the Manufactured/Mobile Home Landlord-Tenant Act to be served by electronic mail if certain conditions are met.

**Hearing Date:** 2/1/22

**Staff:** Serena Dolly (786-7150).

**Background:**

The Manufactured/Mobile Home Landlord-Tenant Act (MHLTA) governs the legal rights, remedies, and obligations arising from any rental agreement between a landlord and a tenant regarding a mobile home lot within a mobile home park or manufactured housing community where the tenant has no ownership interest in the property or in the association that owns the property.

Notices served from a landlord to a tenant under the MHLTA must be:

- personally delivered to the tenant; or
- if the tenant is not at the mobile or manufactured home, affixed in a conspicuous place on the home with a copy mailed to the tenant at the tenant's last known address.

Notices served from a tenant to a landlord under the MHLTA must be:

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- personally delivered to the landlord; or
- mailed to the landlord at the address provided in the rental agreement.

**Summary of Bill:**

A landlord may serve a notice to a tenant by sending a copy to the electronic mail (e-mail) address provided by the tenant with another copy sent by mail to the tenant's last known address if:

- the rental agreement or other signed document executed by the tenant specifies in bold type that notices will be given to the tenant by e-mail;
- the tenant agrees to receive notices by e-mail;
- the landlord provides the tenant with the e-mail address from which notices will be sent and directs the tenant to modify e-mail settings to allow e-mail from that address to avoid any filtration systems; and
- the landlord notifies the tenant of any change in the e-mail address from which notices will be sent prior to the address change.

A tenant may serve a notice to a landlord to the e-mail address provided by the landlord if the landlord agrees to receive notices by e-mail.

**Appropriation:** None.

**Fiscal Note:** Not requested.

**Effective Date:** The bill takes effect 90 days after adjournment of the session in which the bill is passed.