
SUBSTITUTE HOUSE BILL 1083

State of Washington

67th Legislature

2021 Regular Session

By House Housing, Human Services & Veterans (originally sponsored by Representatives Gregerson, Peterson, Wylie, Bateman, Tharinger, Ramel, Ortiz-Self, Valdez, Kloba, Morgan, Chopp, Ormsby, Santos, Macri, Orwall, Bergquist, Pollet, and Harris-Talley)

READ FIRST TIME 01/28/21.

1 AN ACT Relating to relocation assistance for tenants of closed or
2 converted manufactured/mobile home parks; amending RCW 59.21.005,
3 59.21.021, and 59.21.050; and repealing RCW 59.21.025.

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

5 **Sec. 1.** RCW 59.21.005 and 2019 c 390 s 1 are each amended to
6 read as follows:

7 The legislature recognizes that it is quite costly for tenants
8 who own homes in manufactured/mobile home parks to relocate when the
9 park in which they reside is closed or converted to another use. Many
10 such tenants need financial assistance in order to relocate from a
11 manufactured/mobile home park. The purpose of this chapter is to
12 provide a mechanism for assisting manufactured/mobile home tenants to
13 relocate their manufactured/mobile homes to suitable alternative
14 sites or (~~demolish and dispose of their homes and~~) to secure
15 alternative housing of their choice.

16 **Sec. 2.** RCW 59.21.021 and 2019 c 390 s 3 are each amended to
17 read as follows:

18 (1) If a manufactured/mobile home park is closed or converted to
19 another use, eligible tenants shall be entitled to relocation
20 assistance on a first-come, first-serve basis. The department shall

1 give priority for distribution of relocation assistance to eligible
2 tenants residing in parks that are closed as a result of park-owner
3 fraud or as a result of health and safety concerns as determined by
4 the local board of health. Payments shall be made upon the
5 department's verification of eligibility, subject to the availability
6 of remaining funds.

7 (2) Eligibility for relocation assistance funds is limited to
8 low-income households.

9 (3) ~~((a))~~ Eligible tenants who relocate are entitled to
10 financial assistance from the fund, up to a maximum of ~~((twelve
11 thousand dollars))~~ \$16,000 for a multisection home and up to a
12 maximum of ~~((seven thousand five hundred dollars))~~ \$10,000 for a
13 single-section home. The department shall distribute relocation
14 assistance for each eligible tenant ~~((as follows):~~

15 ~~(i) Up to forty percent of the total assistance may be
16 disbursed)~~ in the form of cash assistance to help the tenant secure
17 ~~((new))~~ alternative housing ~~((; and~~

18 ~~(ii) The remainder of the total assistance shall be disbursed as
19 reimbursement for costs associated with relocation.~~

20 ~~(b) To receive financial assistance as provided in (a) (i) of this
21 subsection, documentation must be provided to the department that
22 demonstrates the tenant:~~

23 ~~(i) Has relocated the home;~~

24 ~~(ii) Has established a process to secure the relocation of the
25 home by having assigned the right to reimbursement of the relocation
26 costs and liability for such removal or demolition and disposal to
27 another entity; or~~

28 ~~(iii) Has contracted to incur expenses associated with relocating
29 the home.~~

30 ~~(c) If the tenant is requesting financial assistance under
31 (b) (ii) or (iii) of this subsection, the tenant, or the assignee on
32 the tenant's behalf, must submit as part of the application described
33 in RCW 59.21.050(2):~~

34 ~~(i) Proof of the assignation; and~~

35 ~~(ii) Evidence that the assignee is capable of fulfilling the
36 obligation itself or a contract or invoice for relocation of the home
37 executed with a vendor by the tenant or the assignee).~~

38 (4) Within 60 days of receiving financial assistance as provided
39 in subsection (3) of this section, the tenant must either transfer

1 title of the manufactured/mobile home to the park-owner or secure
2 relocation of the home.

3 (a) Eligible tenants who transfer title of the home to the park-
4 owner and whose household adjusted income is less than 50 percent of
5 the median family income, adjusted for household size, for the county
6 where the manufactured/mobile home is located, shall receive the
7 maximum relocation assistance permitted per home size.

8 (i) When the tenant transfers title to the park-owner, the
9 department shall provide additional assistance to the park-owner for
10 demolition and disposal of the manufactured/mobile home up to \$4,000
11 for a multisection home and \$2,500 for a single-section home.

12 (ii) To receive the assistance for demolition and disposal, the
13 park-owner must demonstrate that the park-owner has incurred or
14 contracted to incur expenses associated with demolishing the home.

15 (b) Eligible tenants who transfer title of the home to the park-
16 owner and whose household adjusted income is more than 50 percent of
17 the median family income, adjusted for household size, for the county
18 where the manufactured/mobile home is located, shall receive 85
19 percent of the relocation assistance permitted per home size. The
20 department shall provide the remaining 15 percent of the relocation
21 assistance to the park-owner for demolition and disposal of the home
22 after the park-owner has demonstrated that he or she has incurred or
23 contracted to incur expenses associated with demolishing the home.

24 (c) Eligible tenants who secure relocation of the home and do not
25 transfer title to the park-owner shall receive the maximum relocation
26 assistance permitted, regardless of household adjusted income.

27 (5) Any individual or organization may apply to receive ((funds))
28 relocation assistance from the fund, for use in combination with
29 funds from public or private sources, toward relocation of tenants
30 eligible under this section, with agreement from the tenant.

31 ((+5)) (6) The legislature intends the cash assistance provided
32 under subsection (3)((+a)(i)) of this section to be considered a
33 one-time direct grant payment that shall be excluded from household
34 income calculations for purposes of determining the eligibility of
35 the recipient for benefits or assistance under any state program
36 financed in whole or in part with state funds.

37 **Sec. 3.** RCW 59.21.050 and 2019 c 390 s 5 are each amended to
38 read as follows:

1 (1) (a) The existence of the manufactured/mobile home park
2 relocation fund in the custody of the state treasurer is affirmed.

3 (b) Expenditures from the fund may only be used as follows:

4 (i) Except as provided in subsection (3) of this section, all
5 moneys received from the fee as specified in RCW 46.17.155 must be
6 used only for relocation assistance awarded under this chapter.

7 (ii) All moneys received from the fee as specified in RCW
8 59.30.050 must be used only for the relocation coordination program
9 created in RCW 59.21.120.

10 (c) Only the director or the director's designee may authorize
11 expenditures from the fund. All relocation payments to tenants shall
12 be made from the fund. The fund is subject to allotment procedures
13 under chapter 43.88 RCW, but no appropriation is required for
14 expenditures.

15 (2) A tenant is eligible for relocation assistance under this
16 chapter only after an application is submitted by that tenant or an
17 organization acting on the tenant's account under RCW
18 59.21.021(~~((4))~~) (5) on a form approved by the director. The
19 application shall include: (a) A copy of the notice from the park-
20 owner, or other adequate proof, that the tenancy is terminated due to
21 closure of the park or its conversion to another use; (b) a copy of
22 the rental agreement then in force, or other proof that the applicant
23 was a tenant at the time of notice of closure; (c) (~~(a statement of~~
24 ~~relocation expenses expected to be incurred; (d))~~) proof of ownership
25 of the home at the time of notice of closure; and (~~((e))~~) (d) a
26 statement of (~~(any other available assistance received)~~) whether the
27 tenant will transfer title of the home to the park-owner or relocate
28 the home within 60 days of receiving relocation assistance.

29 (3) The department may deduct a percentage amount of the fee
30 collected under RCW 46.17.155 for administration expenses incurred by
31 the department.

32 NEW SECTION. **Sec. 4.** RCW 59.21.025 (Relocation assistance—
33 Sources other than fund—Reductions) and 2019 c 390 s 4, 1998 c 124 s
34 3, & 1995 c 122 s 6 are each repealed.

--- END ---