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ENGROSSED SECOND SUBSTITUTE HOUSE BILL 1083

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State of Washington

67th Legislature

2021 Regular Session

**By** House Appropriations (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 02/15/21.

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 secure alternative  
15 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, or is scheduled to be  
19 closed or converted to another use, eligible tenants shall be  
20 entitled to relocation assistance on a first-come, first-serve basis.

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

7 (2) Eligibility for relocation assistance funds is limited to  
8 low-income households in manufactured/mobile home parks that are, or  
9 are scheduled to be, closed or converted to another use.

10 (3) ~~((a))~~ Eligible tenants ~~((who relocate))~~ are entitled to  
11 financial assistance from the fund, up to a maximum of ~~((twelve~~  
12 ~~thousand dollars))~~ \$17,000 for a multisection home and up to a  
13 maximum of ~~((seven thousand five hundred dollars))~~ \$11,000 for a  
14 single-section home. The department shall distribute relocation  
15 assistance for each eligible tenant as follows:

16 ~~((i) Up to forty percent of the total assistance may be~~  
17 ~~disbursed))~~ (a) \$12,000 for a multisection home and \$8,000 for a  
18 single-section home shall be disbursed in the form of cash assistance  
19 to help the tenant relocate the home or secure ~~((new))~~ alternative  
20 housing; and

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

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

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

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

31 ~~(iii) Has contracted to incur expenses associated with relocating~~  
32 ~~the home.~~

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

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

38 ~~(ii) Evidence that the assignee is capable of fulfilling the~~  
39 ~~obligation itself or a contract or invoice for relocation of the home~~  
40 ~~executed with a vendor by the tenant or the assignee))~~ (b) The

1 remainder of the total assistance shall be disbursed once the tenant  
2 has transferred the title to the park-owner, relocated the home, or  
3 demolished and disposed of the home. The tenant must either transfer  
4 title of the manufactured/mobile home to the park-owner, relocate, or  
5 demolish and dispose of the home within 90 days of receiving the  
6 assistance under (a) of this subsection to receive the remainder of  
7 the assistance.

8 (4) In the event that the tenant does not relocate or demolish  
9 and dispose of the home within 90 days of receiving assistance from  
10 the fund, the park-owner may seek reimbursement from the fund in the  
11 amount of \$4,000 for a multisection home and \$2,500 for a single-  
12 section home.

13 (a) To receive such reimbursement, the park-owner must provide  
14 documentation to the department demonstrating costs incurred for  
15 demolition and disposal of the home.

16 (b) The park-owner may seek reimbursement for additional costs  
17 incurred for demolition and disposal of the home up to an additional  
18 \$4,500 for a multisection home and \$3,000 for a single-section home  
19 from the portion of the relocation fund to which park-owners must  
20 contribute pursuant to RCW 59.30.050.

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

25 ((+5)) (6) The legislature intends the cash assistance provided  
26 under subsection (3)((+a)(i)) of this section to be considered a  
27 one-time direct grant payment that shall be excluded from household  
28 income calculations for purposes of determining the eligibility of  
29 the recipient for benefits or assistance under any state program  
30 financed in whole or in part with state funds.

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

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

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

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

1 (ii) All moneys received from the fee as specified in RCW  
2 59.30.050 must be used only for the relocation coordination program  
3 created in RCW 59.21.120.

4 (c) Only the director or the director's designee may authorize  
5 expenditures from the fund. All relocation payments to tenants shall  
6 be made from the fund. The fund is subject to allotment procedures  
7 under chapter 43.88 RCW, but no appropriation is required for  
8 expenditures.

9 (2) A tenant is eligible for relocation assistance under this  
10 chapter only after an application is submitted by that tenant or an  
11 organization acting on the tenant's account under RCW  
12 59.21.021(~~((4))~~) (5) on a form approved by the director. The  
13 application shall include: (a) A copy of the notice from the park-  
14 owner, or other adequate proof, that the tenancy is terminated due to  
15 closure of the park or its conversion to another use; (b) a copy of  
16 the rental agreement then in force, or other proof that the applicant  
17 was a tenant at the time of notice of closure; (c) ~~((a statement of  
18 relocation expenses expected to be incurred; (d)))~~ proof of ownership  
19 of the home at the time of notice of closure; ~~((and (e)))~~ (d) a  
20 statement, on a form approved by the department, of ((any other  
21 available assistance received)) whether the tenant will transfer  
22 title of the home to the park-owner or relocate the home within 90  
23 days of receiving relocation assistance; and (e) other information as  
24 may be required by the department to process the application.

25 (3) The department may deduct a percentage amount of the fee  
26 collected under RCW 46.17.155 for administration expenses incurred by  
27 the department.

28 NEW SECTION. **Sec. 4.** RCW 59.21.025 (Relocation assistance—  
29 Sources other than fund—Reductions) and 2019 c 390 s 4, 1998 c 124 s  
30 3, & 1995 c 122 s 6 are each repealed.

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