

SENATE BILL REPORT

SB 6211

As of January 25, 2024

Title: An act relating to creating clarity and consistency in rental agreements under the manufactured/mobile home landlord-tenant act.

Brief Description: Creating clarity and consistency in rental agreements under the manufactured/mobile home landlord-tenant act.

Sponsors: Senator McCune.

Brief History:

Committee Activity: Housing: 1/26/24.

Brief Summary of Bill

- Clarifies how often a landlord of a manufactured/mobile home community may increase the rent.

SENATE COMMITTEE ON HOUSING

Staff: Samantha Doyle (786-7335)

Background: The Manufactured/Mobile Home Landlord Tenant Act (MHLTA) governs the relationship and agreements between the owner of a manufactured/mobile home community (landlord) and the owner of the manufactured/mobile home (tenant). These regulations include provisions regarding the rights and duties of both landlords and tenants and establishes the procedures for enforcement and remedies for violations. The MHLTA includes a dispute resolution program run by the Attorney General's Office.

Notice of a Rent Increase. Three months written notice is required from a landlord seeking to raise the rent at the end of a rental agreement term. Rental agreements may not contain provisions allowing the landlord to alter the due date for rent payments or increase the rent during the term of the rental agreement if the term is less than two years, or more frequently

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than annually if the initial term is for two years or more. An exception is provided for certain escalation clause provisions.

Summary of Bill: A landlord of a manufactured/mobile home community may increase rent only once in any 12 month period.

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.