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**HOUSE BILL 1771**

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**State of Washington**

**68th Legislature**

**2023 Regular Session**

**By** Representatives Donaghy, Gregerson, Ramel, Morgan, Fosse, Reed, Ormsby, Doglio, Peterson, and Pollet

Read first time 02/06/23. Referred to Committee on Housing.

1 AN ACT Relating to relocation assistance for tenants of closed or  
2 converted manufactured/mobile home parks; and amending RCW 59.21.010,  
3 59.21.021, and 59.21.040.

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

5 **Sec. 1.** RCW 59.21.010 and 2019 c 390 s 2 are each amended to  
6 read as follows:

7 Unless the context clearly requires otherwise, the definitions in  
8 this section apply throughout this chapter.

9 (1) "Assignee" means an individual or entity who has agreed to  
10 advance allowable relocation assistance expenses in exchange for the  
11 assignment and transfer of a right to reimbursement from the fund.

12 (2) "Department" means the department of commerce.

13 (3) "Director" means the director of the department of commerce.

14 (4) "Fund" means the manufactured/mobile home park relocation  
15 fund established under RCW 59.21.050.

16 (5) "Landlord" or "park-owner" means the owner of the  
17 manufactured/mobile home park that is being closed at the time  
18 relocation assistance is provided.

19 (6) "Low-income household" means a single person, family, or  
20 unrelated persons living together whose adjusted income is less than  
21 ((eighty)) 80 percent of the median family income, adjusted for

1 household size, for the county where the manufactured/mobile home is  
2 located.

3 (7) "Manufactured/mobile home park" or "park" means real property  
4 that is rented or held out for rent to others for the placement of  
5 two or more manufactured/mobile homes for the primary purpose of  
6 production of income, except where the real property is rented or  
7 held out for rent for seasonal recreational purpose only and is not  
8 intended for year-round occupancy.

9 (8) "Relocate" means to do one of the following:

10 (a) Remove a manufactured/mobile home from a manufactured/mobile  
11 home park being closed and reinstall it in another location; (~~(or)~~)

12 (b) Remove a manufactured/mobile home from a manufactured/mobile  
13 home park being closed and demolish and dispose of it and secure  
14 other housing; or

15 (c) Remove a manufactured/mobile home from a manufactured/mobile  
16 home park being closed by selling or gifting the home to a third  
17 party and secure other housing.

18 (9) "Relocation assistance" means the monetary assistance  
19 provided under this chapter, including reimbursement for the costs of  
20 relocation as well as cash assistance provided to allow the tenant to  
21 secure new housing.

22 (10) "Tenant" means a person that owns a manufactured/mobile home  
23 located on a rented lot in a manufactured/mobile home park.

24 (11) "Third party" means a person or persons who purchase or are  
25 gifted a tenant's home, with the condition they are responsible for  
26 removing the home on or prior to the park closure date and relocate  
27 the home under subsection (8)(a) or (b) of this section. The third  
28 party is not entitled to relocation assistance related to relocation  
29 of the purchased or gifted home.

30 **Sec. 2.** RCW 59.21.021 and 2021 c 28 s 2 are each amended to read  
31 as follows:

32 (1) If a manufactured/mobile home park is, or is scheduled to  
33 be(~~(+)~~), closed or converted to another use, eligible tenants shall  
34 be entitled to relocation assistance on a first-come, first-serve  
35 basis. The department shall give priority for distribution of  
36 relocation assistance to eligible tenants residing in parks that are  
37 closed as a result of park-owner fraud or as a result of health and  
38 safety concerns as determined by the local board of health. Payments

1 shall be made upon the department's verification of eligibility,  
2 subject to the availability of remaining funds.

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

6 (3) Eligible tenants are entitled to financial assistance from  
7 the fund, up to a maximum of \$17,000 for a multisection home and up  
8 to a maximum of \$11,000 for a single-section home. The department  
9 shall distribute relocation assistance for each eligible tenant as  
10 follows:

11 (a) \$12,000 for a multisection home and \$8,000 for a single-  
12 section home shall be disbursed in the form of cash assistance to  
13 help the tenant relocate the home or secure alternative housing; and

14 (b) The remainder of the total assistance shall be disbursed once  
15 the tenant has transferred the title to the park-owner, relocated the  
16 home, or demolished and disposed of the home. The tenant must either  
17 transfer title of the manufactured/mobile home to the park-owner,  
18 relocate, or demolish and dispose of the home (~~within 90 days of~~  
19 ~~receiving the assistance under (a) of this subsection~~) by the park  
20 closure date to receive the remainder of the assistance. A tenant who  
21 removes the tenant's home on or before the park closure date and  
22 reinstalls the home in another location within 12 months after the  
23 closure date is eligible to receive the remainder of the assistance.

24 (4) In the event that the tenant does not relocate or demolish  
25 and dispose of the home (~~within 90 days of receiving assistance from~~  
26 ~~the fund~~) by the park closure date, the park-owner may seek  
27 reimbursement from the fund in the amount of \$4,000 for a  
28 multisection home and \$2,500 for a single-section home.

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

32 (b) The park-owner may seek reimbursement for additional costs  
33 incurred for demolition and disposal of the home up to an additional  
34 \$4,500 for a multisection home and \$3,000 for a single-section home  
35 from the portion of the relocation fund to which park-owners must  
36 contribute pursuant to RCW 59.30.050.

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

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

7 **Sec. 3.** RCW 59.21.040 and 1998 c 124 s 4 are each amended to  
8 read as follows:

9 A tenant is not entitled to relocation assistance under this  
10 chapter if: (1) The tenant has given notice to the landlord of his or  
11 her intent to vacate the park and terminate the tenancy before any  
12 written notice of closure pursuant to RCW 59.20.080(1)(e) has been  
13 given; or (2) the tenant purchased a mobile home already situated in  
14 the park or moved a mobile home into the park after a written notice  
15 of closure pursuant to RCW 59.20.090 has been given and the person  
16 received actual prior notice of the change or closure(~~or (3) the~~  
17 ~~tenant receives assistance from an outside source that exceeds the~~  
18 ~~maximum amounts of assistance to which a person is entitled under RCW~~  
19 ~~59.21.021(3))~~). However, no tenant may be denied relocation  
20 assistance under subsection (1) of this section if the tenant has  
21 remained on the premises and continued paying rent for a period of at  
22 least six months after giving notice of intent to vacate and before  
23 receiving formal notice of a closure or change of use.

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