

CERTIFICATION OF ENROLLMENT

HOUSE BILL 1771

68th Legislature
2023 Regular Session

Passed by the House April 14, 2023
Yeas 96 Nays 0

**Speaker of the House of
Representatives**

Passed by the Senate April 10, 2023
Yeas 48 Nays 0

President of the Senate

Approved

Governor of the State of Washington

CERTIFICATE

I, Bernard Dean, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **HOUSE BILL 1771** as passed by the House of Representatives and the Senate on the dates hereon set forth.

Chief Clerk

FILED

**Secretary of State
State of Washington**

HOUSE BILL 1771

AS AMENDED BY THE SENATE

Passed Legislature - 2023 Regular Session

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; (2) the tenant purchased a mobile home already situated in the
14 park or moved a mobile home into the park after a written notice of
15 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), except that a tenant receiving relocation assistance
20 from a landlord pursuant to RCW 59.20.080 remains eligible for the
21 maximum amounts of assistance under this chapter. However, no tenant
22 may be denied relocation assistance under subsection (1) of this
23 section if the tenant has remained on the premises and continued
24 paying rent for a period of at least six months after giving notice
25 of intent to vacate and before receiving formal notice of a closure
26 or change of use.

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