
SENATE BILL 5298

State of Washington

69th Legislature

2025 Regular Session

By Senators Frame, Bateman, Conway, Hasegawa, Nobles, Stanford, Trudeau, Valdez, and C. Wilson

Read first time 01/16/25. Referred to Committee on Housing.

1 AN ACT Relating to the notice of sale or lease of manufactured/
2 mobile home communities; amending RCW 59.20.325 and 59.20.335; and
3 repealing RCW 59.20.300.

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

5 NEW SECTION. **Sec. 1.** RCW 59.20.300 (Manufactured/mobile home
6 communities—Notice of sale) and 2023 c 40 s 6, 2011 c 158 s 5, & 2008
7 c 116 s 4 are each repealed.

8 **Sec. 2.** RCW 59.20.325 and 2024 c 325 s 2 are each amended to
9 read as follows:

10 (1) An owner shall give written notice of an opportunity to
11 compete to purchase indicating the owner's interest in selling the
12 manufactured/mobile home community before the owner markets the
13 manufactured/mobile home community for sale or includes the sale of
14 the manufactured/mobile home community in a multiple listing, and
15 when the owner receives an offer to purchase that the owner intends
16 to consider (~~(unless that offer is received during the process under~~
17 ~~RCW 59.20.330)~~).

18 (2) The owner shall give the notice in subsection (1) of this
19 section by certified mail or personal delivery to:

1 (a) (~~All~~) Each tenant(~~s~~) of the manufactured/mobile home
2 community;

3 (b) (~~A qualified tenant organization, if there is an existing~~
4 ~~qualified tenant organization within the manufactured/mobile home~~
5 ~~community~~) The officers of any known qualified tenant organization;

6 (c) The department of commerce; (~~and~~)

7 (d) The local government within whose jurisdiction all or part of
8 the manufactured/mobile home community exists;

9 (e) Any housing authority within whose jurisdiction all or part
10 of the manufactured/mobile home community exists; and

11 (f) The Washington state housing finance commission.

12 (3) The notice required in subsection (1) of this section must
13 include:

14 (a) The date that the notice was (~~mailed by certified mail or~~
15 ~~personally~~) delivered to all recipients set forth in subsection (2)
16 of this section;

17 (b) A statement that the owner is considering selling the
18 manufactured/mobile home community or the property on which it sits;

19 (c) A statement that the tenants, through a qualified tenant
20 organization representing a majority of the tenants in the community,
21 based on home sites, or an eligible organization, have an opportunity
22 to compete to purchase the manufactured/mobile home community;

23 (d) A statement that in order to compete to purchase the
24 manufactured/mobile home community, within 70 days after the
25 certified mailing or personal delivery date stated in accordance with
26 (a) of this subsection of the notice of the owner's interest in
27 selling the manufactured/mobile home community, the tenants must form
28 or identify a single qualified tenant organization for the purpose of
29 purchasing the manufactured/mobile home community and notify the
30 owner in writing of:

31 (i) The tenants' interest in competing to purchase the
32 manufactured/mobile home community; and

33 (ii) The name and contact information of the representative or
34 representatives of the qualified tenant organization with whom the
35 owner may communicate about the purchase; and

36 (e) A statement that information about purchasing a manufactured/
37 mobile home community is available from the department of commerce.

38 (4) The representative or representatives of the tenants
39 committee will be able to request park operating expenses (~~described~~
40 ~~in RCW 59.20.330~~) from the owner within a 20-day information period

1 following delivery of the qualified tenant organization's notice to
2 the owner indicating interest in competing to purchase the
3 manufactured/mobile home community.

4 (5) An eligible organization may also compete to purchase and is
5 subject to the same time constraints and applicable conditions as a
6 qualified tenant organization.

7 (6) Electronic delivery of the notice of sale is acceptable to:

8 (a) The department of commerce;

9 (b) The local government within whose jurisdiction all or part of
10 the manufactured/mobile home community exists;

11 (c) Any housing authority within whose jurisdiction all or part
12 of the manufactured/mobile home community exists; and

13 (d) The Washington state housing finance commission.

14 (7) Delivery of the notice of opportunity to compete to purchase
15 to the department of commerce must include:

16 (a) A complete list of all current tenants and contact
17 information listed on the leases within the manufactured/mobile home
18 community on a form as provided by the department of commerce; and

19 (b) One copy of the notice as sent to each tenant of the
20 manufactured/mobile home community.

21 (8) Notices sent under subsection (2)(c) through (f) of this
22 section must be sent within 10 days of notices sent under subsection
23 (2)(a) and (b) of this section.

24 **Sec. 3.** RCW 59.20.335 and 2024 c 325 s 4 are each amended to
25 read as follows:

26 (1) During the process described in RCW 59.20.325 (~~and~~
27 ~~59.20.330~~), the parties shall act in good faith and in a
28 commercially reasonable manner, which includes a duty for the tenants
29 to notify the owner promptly if there is no intent to purchase the
30 manufactured/mobile home community or the property on which it sits.
31 The parties have an overall duty to act in good faith. With respect
32 to negotiation, this overall duty of good faith requirement means
33 that the owner must allow the tenants to develop an offer, must give
34 their offer reasonable consideration, and to further competition,
35 must inform any qualified tenant organization, eligible
36 organizations, and competing potential buyers participating in
37 negotiations upon receipt if a preferred offer is submitted.
38 Furthermore, the owner may not deny residents the same access to the
39 community and to information, such as operating expenses and rent

1 rolls, that the landowner would give to a commercial buyer. With
2 respect to financial information, all parties shall agree to keep
3 this information confidential.

4 (2) Except as provided in RCW 59.20.340(1), before selling a
5 manufactured/mobile home community to an entity that is not formed by
6 or associated with the tenants, or to an eligible organization, the
7 owner of the manufactured/mobile home community must give the notice
8 required by RCW 59.20.325 (~~and comply with the requirements of RCW~~
9 ~~59.20.330~~)).

10 (3) A minor error in providing the notice required by RCW
11 59.20.325 (~~or in providing operating expenses information required~~
12 ~~by RCW 59.20.330~~) does not prevent the owner from selling the
13 manufactured/mobile home community to an entity that is not formed by
14 or associated with the tenants and does not cause the owner to be
15 liable to the tenants for damages or a penalty.

16 (4) During the process described in RCW 59.20.325 (~~and~~
17 ~~59.20.330~~), the owner may seek, negotiate with, or enter into a
18 contract subject to the rights of the tenants in chapter 40, Laws of
19 2023 with potential purchasers other than the tenants or an entity
20 formed by or associated with the tenants or another eligible
21 organization.

22 (5) If the owner does not comply with the requirements of chapter
23 40, Laws of 2023 in a substantial way that prevents the tenants or an
24 eligible organization from competing to purchase the manufactured/
25 mobile home community, the tenants or eligible organization may:

26 (a) Obtain injunctive relief to prevent a sale or transfer to an
27 entity that is not formed by or associated with the tenants; and

28 (b) Recover actual damages not to exceed twice the monthly rent
29 from the owner for each tenant.

30 (6) If a party misuses or discloses, in a substantial way,
31 confidential information (~~in violation of RCW 59.20.330~~), that
32 party may recover actual damages from the other party.

33 (7) The department of commerce shall prepare and make available
34 information for tenants about purchasing a manufactured dwelling or
35 manufactured/mobile home community.

36 (8) Within six months from the date of delivery of a notice of
37 opportunity to compete to purchase as provided in RCW 59.20.325, the
38 owner must provide the department of commerce by mail, electronic
39 delivery, or personal delivery an update on the status of the
40 notification and an update on the status of sale. The update will be

1 made publicly available by the department of commerce within 10
2 business days of receipt. The notice must include:

3 (a) The date that the notice was sent by mail, electronically
4 delivered, or personally delivered to all recipients as set forth in
5 RCW 59.20.325;

6 (b) The status of the sale or the opportunity to compete to
7 purchase of the property as active, under contract, closed, or
8 removed from the market;

9 (c) If the property has sold, the date of closing;

10 (d) If the property is under contract, the anticipated closing
11 date;

12 (e) If the property is active, any change in listing price and
13 other information noted in subsection (1) of this section.

14 (9) If the property does not sell within nine months from the
15 date of delivery of the notice of sale and the owner still intends to
16 sell the property, the owner shall serve a new notice of sale.

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