

The Northwest Report

Issue 65 March 27, 2019

For Owners, Operators and Investors in Manufactured Housing Communities Nationwide

Legislative Alert – Oppose HB 1582

**Manufactured Housing Communities of Washington
STRONGLY OPPOSES the provisions in HB 1582**

HB 1582 is currently in the Senate Housing Stability & Affordability Committee awaiting a hearing. This Bill needs to be defeated and we need your help. HB 1582 amends the Manufactured Home / Mobile Home Landlord Tenant Act in a variety of ways, Including:

- Increasing the term of a lease from 1 year to 2 years.
- Increasing the notice to pay or vacate from 5 days to 15 days (down from 21-days in the original bill).
- Extends rule violation notices from 15-day to 30-day notices
- Expressly allowing courts to limit dissemination of an unlawful detainer action.
- A tenant given a notice with respect to a substantial rule violation must be afforded 30 days (up from 15-days) to comply or vacate.
- Provides for a 120-day period for an evicted tenant to sell or transfer the mobile/manufactured home after eviction.
- A rental agreement shall not contain a provision which allows the landlord to alter the due date for a rent or increase the rent during the term of the rental agreement if the term is less than two years (up from one year) or more frequently than biennially if the term is for two years (up from one year) or more.
- Requires historical records to be maintained for each tenant up to 5-years.

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Support HB 5183 / SB 1033

Concerning the relocation assistance for manufactured/mobile home park tenants.

- Allows qualifying manufactured/mobile home park tenants to use Relocation Assistance Program funds to secure housing that is not a manufactured or mobile home.
- Requires the Department of Commerce to distribute financial assistance from the Manufactured / Mobile Home Park Relocation Fund to an eligible tenant so that up to 40 percent of the total assistance is disbursed in the form of cash assistance to help the tenant secure new housing and the remainder is disbursed as reimbursement for the tenant's relocation costs.
- Allows manufactured/mobile home park tenants seeking relocation assistance from the Program to receive other funding for relocation purposes, without reducing their eligibility for the program funds.

Other notable legislation:

- **SUPPORT HB 1207** Concerning Manufactured Home Communities. Requires a city or town, code city or county to allow the siting of replacement manufactured/mobile home on an existing site if the replacement home fits on the existing footprint of the manufactured/mobile home it is replacing.
- **SUPPORT HB 1745** Providing Local Governments with options to preserve affordable housing in their communities. A city may adopt a property tax exemption program to preserve affordable housing within the city that meets health and quality standards for low and very low-income households.
- **SUPPORT HB 1805** Providing Rental Assistance to Mobile Home Park Tenants. Creates a rental assistance program for low-income tenants who own a mobile or manufactured home and rent the land on which the home is located.
- **OPPOSE HB 1453** Concerning residential tenant protections. Makes a number of changes to the Residential Landlord Tenant Act. Affording tenants 14-days to comply with a notice to pay rent or vacate. Defines rent and provides continued tenancy or relief from forfeiture may not be condition on the payment of any amount other than rent.

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PHONE: 206.652.4100
TOLL FREE: 888.205.8281
FAX: 206.652.4540

WWW.NWPARKS.COM

COMMERCIAL REAL ESTATE BROKERS
The Manufactured Housing Community Network

Please email and vote NO to HB 1582!

Housing Stability and Affordability:

Chairperson Sen. Patty.Kuderer@leg.wa.gov

Senator Mona.Das@leg.wa.gov

Senator Hans.Zeiger@leg.wa.gov

Senator Jeannie.Darneille@leg.wa.gov

Senator Phil.Fortunato@leg.wa.gov

Senator Rebecca.Saldana@leg.wa.gov

Senator Judy.Warnick@leg.wa.gov

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7683 SE 27TH ST SUITE 315
MERCER ISLAND WA 98040

205 SE SPOKANE ST SUITE 348
PORTLAND OR 97202