

---

**HOUSE BILL 1207**

---

**State of Washington**

**66th Legislature**

**2019 Regular Session**

**By** Representatives Ryu and Jenkin

1 AN ACT Relating to manufactured housing communities; amending RCW  
2 59.20.050; and creating a new section.

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

4 NEW SECTION. **Sec. 1.** The legislature finds that manufactured  
5 housing communities provide significant opportunity for affordable  
6 housing, but at the same time, vacancy rates in established  
7 communities are very low. Siting a replacement manufactured home on a  
8 manufactured housing community lot is basic to a landlord's right to  
9 continue in business and to provide opportunity for housing that is  
10 needed. From the time of establishment of a manufactured housing  
11 community, the lot sizes and setback and separation distances within  
12 should remain intact for any subsequent replacement of manufactured  
13 homes on particular lots. Imposing undue burdens and new restrictions  
14 for the siting of replacement manufactured homes may deem lots  
15 unusable as home sites thus, exacerbating the low vacancy rates and  
16 reducing affordable housing opportunities. The legislature intends to  
17 provide protection for manufactured housing communities by  
18 authorizing the siting of replacement homes on existing lots within  
19 established manufactured housing communities abiding by those lot  
20 sizes, setback and separation distances, and other requirements that

1 were in place at the time the manufactured housing communities were  
2 established.

3 **Sec. 2.** RCW 59.20.050 and 1999 c 359 s 4 are each amended to  
4 read as follows:

5 (1) No landlord may offer a mobile home lot for rent to anyone  
6 without offering a written rental agreement for a term of one year or  
7 more. No landlord may offer to anyone any rental agreement for a term  
8 of one year or more for which the monthly rental is greater, or the  
9 terms of payment or other material conditions more burdensome to the  
10 tenant, than any month-to-month rental agreement also offered to such  
11 tenant or prospective tenant. Anyone who desires to occupy a mobile  
12 home lot for other than a term of one year or more may have the  
13 option to be on a month-to-month basis but must waive, in writing,  
14 the right to such one year or more term: PROVIDED, That annually, at  
15 any anniversary date of the tenancy the tenant may require that the  
16 landlord provide a written rental agreement for a term of one year.  
17 No landlord shall allow a mobile home, manufactured home, or park  
18 model to be moved into a mobile home park in this state until a  
19 written rental agreement has been signed by and is in the possession  
20 of the parties: PROVIDED, That if the landlord allows the tenant to  
21 move a mobile home, manufactured home, or park model into a mobile  
22 home park without obtaining a written rental agreement for a term of  
23 one year or more, or a written waiver of the right to a one-year term  
24 or more, the term of the tenancy shall be deemed to be for one year  
25 from the date of occupancy of the mobile home lot;

26 (2) The requirements of subsection (1) of this section shall not  
27 apply if:

28 (a) The mobile home park or part thereof has been acquired or is  
29 under imminent threat of condemnation for a public works project, or

30 (b) An employer-employee relationship exists between a landlord  
31 and tenant;

32 (3) The provisions of this section shall apply to any tenancy  
33 upon expiration of the term of any oral or written rental agreement  
34 governing such tenancy.

35 (4) Except as expressly preempted by the requirements of any  
36 state agency relating to the siting of manufactured homes, a tenant  
37 or prospective tenant or the landlord is authorized to site any size  
38 new or used manufactured/mobile home or park model and appurtenances  
39 on a mobile home lot in accordance with the lot sizes, separation and

1 setback distances, and other requirements in effect at the time of  
2 the approval of the manufactured/mobile home park. However, if lot  
3 sizes, separation and setback distances, or other requirements were  
4 nonexistent at the time the manufactured/mobile home park was  
5 established, reasonable requirements may be imposed by authorities  
6 with jurisdiction to meet health and safety standards. Authorities  
7 must act in good faith to avoid the elimination of a viable lot for  
8 the siting of a home.

--- END ---