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**SENATE BILL 5183**

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**State of Washington**

**66th Legislature**

**2019 Regular Session**

**By** Senators Kuderer, Pedersen, and Wellman

1 AN ACT Relating to eligibility for relocation assistance for  
2 tenants of closed or converted mobile home parks; amending RCW  
3 59.21.005, 59.21.021, 59.21.025, and 59.21.050; and reenacting and  
4 amending RCW 59.21.010.

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

6 **Sec. 1.** RCW 59.21.005 and 1995 c 122 s 2 are each amended to  
7 read as follows:

8 The legislature recognizes that it is quite costly (~~to move a~~  
9 ~~mobile home~~) for tenants who own homes in manufactured/mobile home  
10 parks to relocate when the park in which they reside is closed or  
11 converted to another use. Many (~~mobile home~~) such tenants need  
12 financial assistance in order to (~~move their mobile homes from a~~)  
13 relocate from a manufactured/mobile home park. The purpose of this  
14 chapter is to provide a mechanism for assisting manufactured/mobile  
15 home tenants to relocate their manufactured/mobile homes to suitable  
16 alternative sites (~~when the mobile home park in which they reside is~~  
17 ~~closed or converted to another use~~) or demolish and dispose of their  
18 homes and secure housing.

19 **Sec. 2.** RCW 59.21.010 and 2009 c 565 s 47 are each reenacted and  
20 amended to read as follows:

1 Unless the context clearly requires otherwise, the definitions in  
2 this section apply throughout this chapter.

3 (1) "Department" means the department of commerce.

4 (2) "Director" means the director of the department of commerce.

5 (3) "Fund" means the manufactured/mobile home park relocation  
6 fund established under RCW 59.21.050.

7 (4) "Landlord" or "park-owner" means the owner of the  
8 manufactured/mobile home park that is being closed at the time  
9 relocation assistance is provided.

10 (5) "Low-income household" means a single person, family, or  
11 unrelated persons living together whose adjusted income is less than  
12 eighty percent of the median family income, adjusted for household  
13 size, for the county where the manufactured/mobile home is located.

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

20 ~~((+6))~~ (7) "Relocate" means to remove the manufactured/mobile  
21 home from the manufactured/mobile home park being closed and to  
22 ~~((either))~~ (i) reinstall it in another location or ~~((to))~~ (ii)  
23 demolish and dispose of it and either purchase another ~~((mobile/))~~  
24 manufactured home constructed to the standards set by the department  
25 of housing and urban development or secure other housing.

26 ~~((+7))~~ (8) "Relocation assistance" means the monetary assistance  
27 provided under this chapter.

28 (9) "Tenant" means a person that owns a manufactured/mobile home  
29 located on a rented lot in a manufactured/mobile home park.

30 **Sec. 3.** RCW 59.21.021 and 2005 c 399 s 5 are each amended to  
31 read as follows:

32 (1) If a manufactured/mobile home park is closed or converted to  
33 another use ~~((after December 31, 1995))~~, eligible tenants shall be  
34 entitled to relocation assistance on a first-come, first-serve basis.  
35 The department shall give priority for distribution of relocation  
36 assistance to eligible tenants residing in parks that are closed as a  
37 result of park-owner fraud or as a result of health and safety  
38 concerns as determined by the local board of health. Payments shall

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

3 (2) Eligibility for relocation assistance funds is limited to  
4 low-income households. ~~((As used in this section, "low-income~~  
5 ~~household" means a single person, family, or unrelated persons living~~  
6 ~~together whose adjusted income is less than eighty percent of the~~  
7 ~~median family income, adjusted for household size, for the county~~  
8 ~~where the mobile or manufactured home is located.~~

9 ~~(2) Assistance for closures occurring after December 31, 1995, is~~  
10 ~~limited to persons who maintain ownership of and relocate their~~  
11 ~~mobile home or who dispose of a home not relocatable to a new site.))~~

12 (3) ~~((Persons))~~ Eligible tenants who ~~((removed and disposed of~~  
13 ~~their mobile home or maintained ownership of and relocated their~~  
14 ~~mobile homes))~~ relocate are entitled to reimbursement of actual  
15 relocation expenses from the fund up to a maximum of twelve thousand  
16 dollars for a ~~((double-wide))~~ multisection home and up to a maximum  
17 of seven thousand five hundred dollars for a single-~~((wide))~~ section  
18 home.

19 (4) Any individual or organization may apply to receive funds  
20 from the ~~((mobile home park relocation))~~ fund, for use in combination  
21 with funds from public or private sources, toward relocation of  
22 tenants eligible under this section, with agreement from the tenant.  
23 ~~((Funds received from the mobile home park relocation fund shall only~~  
24 ~~be used for relocation assistance expenses or other mobile/~~  
25 ~~manufactured home ownership expenses, that include down payment~~  
26 ~~assistance, if the owners are not planning to relocate their mobile~~  
27 ~~home as long as their original home is removed from the park.))~~

28 **Sec. 4.** RCW 59.21.025 and 1998 c 124 s 3 are each amended to  
29 read as follows:

30 ~~((1))~~ If financial assistance for relocation is obtained from  
31 sources other than the ~~((mobile home park relocation))~~ fund  
32 ~~((established under this chapter)),~~ then the relocation assistance  
33 provided to any person ~~((under this chapter))~~ from the fund shall be  
34 reduced as necessary to ensure that no person receives financial  
35 assistance for relocation from all sources combined ~~((more than: (a)~~  
36 ~~That person's actual cost of relocation; or (b) seven thousand~~  
37 ~~dollars for a double-wide mobile home and three thousand five hundred~~  
38 ~~dollars for a single-wide mobile home.~~

1       ~~(2) When a person receives financial assistance for relocation~~  
2 ~~from a source other than the mobile home park relocation assistance~~  
3 ~~fund, then the assistance received from the fund will be the~~  
4 ~~difference between the maximum amount to which a person is entitled~~  
5 ~~under RCW 59.21.021(3) and the amount of assistance received from the~~  
6 ~~outside source.~~

7       ~~(3) If the amount of assistance received from an outside source~~  
8 ~~exceeds the maximum amounts of assistance to which a person is~~  
9 ~~entitled under RCW 59.21.021(3), then that person will not receive~~  
10 ~~any assistance from the mobile home park relocation assistance fund))~~  
11 in excess of that person's actual relocation expenses.

12       **Sec. 5.** RCW 59.21.050 and 2011 c 158 s 7 are each amended to  
13 read as follows:

14       (1) The existence of the manufactured/mobile home park relocation  
15 fund in the custody of the state treasurer is affirmed. Expenditures  
16 from the fund may be used only for relocation assistance awarded  
17 under this chapter and the department's costs as provided in  
18 subsection (3) of this section. Only the director or the director's  
19 designee may authorize expenditures from the fund. All relocation  
20 assistance payments to tenants under this chapter shall be made from  
21 the fund. The fund is subject to allotment procedures under chapter  
22 43.88 RCW, but no appropriation is required for expenditures.

23       (2) A ((~~park~~)) tenant is eligible for relocation assistance under  
24 this chapter only after an application is submitted by that tenant or  
25 an organization acting on the tenant's account under RCW 59.21.021(4)  
26 on a form approved by the director ((~~which~~)). The application shall  
27 include: (a) ((~~For those persons who maintained ownership of and~~  
28 ~~relocated their homes or removed their homes from the park: (i)~~)) A  
29 copy of the notice from the park-owner, or other adequate proof, that  
30 the tenancy is terminated due to closure of the park or its  
31 conversion to another use; ((~~(ii)~~)) (b) a copy of the rental  
32 agreement then in force, or other proof that the applicant was a  
33 tenant at the time of notice of closure; ((~~(iii) a copy of the~~  
34 ~~contract for relocating the home which includes the date of~~  
35 ~~relocation, or other)~~)) (c) proof of actual relocation expenses  
36 incurred on a date certain; ((~~and (iv)~~)) (d) proof of ownership of  
37 the home at the time of notice of closure; and (e) a statement of any  
38 other available assistance((~~+~~)) received.

1        (~~(b) For those persons who sold their homes and incurred no~~  
2 ~~relocation expenses: (i) A copy of the notice from the park owner, or~~  
3 ~~other adequate proof, that the tenancy is terminated due to closure~~  
4 ~~of the park or its conversion to another use; (ii) a copy of the~~  
5 ~~rental agreement then in force, or other proof that the applicant was~~  
6 ~~a tenant at the time of notice of closure; and (iii) a copy of the~~  
7 ~~record of title transfer issued by the department of licensing when~~  
8 ~~the tenant sold the home rather than relocate it due to park closure~~  
9 ~~or conversion.))~~

10        (3) The department may deduct a percentage amount of the fee  
11 collected under RCW 46.17.155 for administration expenses incurred by  
12 the department.

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