
HOUSE BILL 1206

State of Washington

66th Legislature

2019 Regular Session

By Representatives Ryu and Jenkin

1 AN ACT Relating to park models, tiny homes, and manufactured
2 homes; amending RCW 59.20.030; and creating a new section.

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

4 NEW SECTION. **Sec. 1.** (1) The legislature finds it is important
5 to have accurate definitions in the law to avoid unintended
6 interpretations and consequences. The manufactured/mobile home
7 landlord-tenant act is intended to apply only to manufactured/mobile
8 home communities that have two or more manufactured/mobile homes on
9 rented lots within the community. It is imperative that the common,
10 accepted business model of a manufactured/mobile home community is
11 not confused with any other business model that may have
12 similarities, but does not contain the core concern of cost and
13 difficulty of relocating a manufactured/mobile home that is at the
14 heart of the manufactured/mobile home landlord-tenant act.

15 (2) Therefore, changes to RCW 59.20.030 are recommended.

16 **Sec. 2.** RCW 59.20.030 and 2008 c 116 s 2 are each amended to
17 read as follows:

18 For purposes of this chapter:

19 (1) "Abandoned" as it relates to a mobile home, manufactured
20 home, or park model owned by a tenant in a mobile home park, mobile

1 home park cooperative, or mobile home park subdivision or tenancy in
2 a mobile home lot means the tenant has defaulted in rent and by
3 absence and by words or actions reasonably indicates the intention
4 not to continue tenancy;

5 (2) "Eligible organization" includes local governments, local
6 housing authorities, nonprofit community or neighborhood-based
7 organizations, federally recognized Indian tribes in the state of
8 Washington, and regional or statewide nonprofit housing assistance
9 organizations;

10 (3) "Housing authority" or "authority" means any of the public
11 body corporate and politic created in RCW 35.82.030;

12 (4) "Landlord" means the owner of a mobile home park and includes
13 the agents of a landlord;

14 (5) "Local government" means a town government, city government,
15 code city government, or county government in the state of
16 Washington;

17 (6) "Manufactured home" means a single-family dwelling built
18 according to the United States department of housing and urban
19 development manufactured home construction and safety standards act,
20 which is a national preemptive building code. A manufactured home
21 also: (a) Includes plumbing, heating, air conditioning, and
22 electrical systems; (b) is built on a permanent chassis; and (c) can
23 be transported in one or more sections with each section at least
24 eight feet wide and forty feet long when transported, or when
25 installed on the site is (~~three~~) four hundred (~~twenty~~) square
26 feet or greater;

27 (7) "Manufactured/mobile home" means either a manufactured home
28 or a mobile home;

29 (8) "Mobile home" means a factory-built dwelling built prior to
30 June 15, 1976, to standards other than the United States department
31 of housing and urban development code, and acceptable under
32 applicable state codes in effect at the time of construction or
33 introduction of the home into the state. Mobile homes have not been
34 built since the introduction of the United States department of
35 housing and urban development manufactured home construction and
36 safety act;

37 (9) "Mobile home lot" means a portion of a mobile home park or
38 manufactured housing community designated as the location of one
39 mobile home, manufactured home, or park model and its accessory
40 buildings, and intended for the exclusive use as a primary residence

1 by the occupants of that mobile home, manufactured home, or park
2 model;

3 (10) "Mobile home park," "manufactured housing community," or
4 "manufactured/mobile home community" means any real property which is
5 rented or held out for rent to others for the placement of two or
6 more mobile homes(~~(,)~~) or manufactured homes(~~(, or park models)~~) for
7 the primary purpose of production of income, except where such real
8 property is rented or held out for rent for seasonal recreational
9 purpose only and is not intended for year-round occupancy;

10 (11) "Mobile home park cooperative" or "manufactured housing
11 cooperative" means real property consisting of common areas and two
12 or more lots held out for placement of mobile homes(~~(,)~~) or
13 manufactured homes(~~(, or park models)~~) in which both the individual
14 lots and the common areas are owned by an association of shareholders
15 which leases or otherwise extends the right to occupy individual lots
16 to its own members;

17 (12) "Mobile home park subdivision" or "manufactured housing
18 subdivision" means real property, whether it is called a subdivision,
19 condominium, or planned unit development, consisting of common areas
20 and two or more lots held for placement of mobile homes(~~(,)~~) or
21 manufactured homes(~~(, or park models)~~) in which there is private
22 ownership of the individual lots and common, undivided ownership of
23 the common areas by owners of the individual lots;

24 (13) "Notice of sale" means a notice required under RCW 59.20.300
25 to be delivered to all tenants of a manufactured/mobile home
26 community and other specified parties within fourteen days after the
27 date on which any advertisement, multiple listing, or public notice
28 advertises that a manufactured/mobile home community is for sale;

29 (14) "Park model" means a recreational vehicle (~~(intended for~~
30 ~~permanent or semi-permanent installation and is used as a primary~~
31 ~~residence)) trailer built on a single chassis with a minimum of
32 thirty-five feet long and no more than forty feet long, mounted on
33 wheels and having a gross trailer area maximum of three hundred
34 twenty square feet during transport and not exceeding four hundred
35 square feet in set up mode, and certified by the manufacturer as
36 complying with ANSI A119.5;~~

37 (15) "Qualified sale of manufactured/mobile home community" means
38 the sale, as defined in RCW 82.45.010, of land and improvements
39 comprising a manufactured/mobile home community that is transferred
40 in a single purchase to a qualified tenant organization or to an

1 eligible organization for the purpose of preserving the property as a
2 manufactured/mobile home community;

3 (16) "Qualified tenant organization" means a formal organization
4 of tenants within a manufactured/mobile home community, with the only
5 requirement for membership consisting of being a tenant;

6 (17) "Recreational vehicle" means a travel trailer, motor home,
7 truck camper, or camping trailer that is certified by the
8 manufacturer as complying with ANSI 119.2, four hundred square feet
9 or less, built on a single chassis, primarily designed ((and used))
10 not for use as a permanent dwelling but as temporary living quarters
11 for recreational, camping, travel, or seasonal use, is either self-
12 propelled or mounted on or drawn by another vehicle, is transient,
13 ((is not occupied as a primary residence,)) and is not immobilized or
14 permanently affixed to a mobile home lot;

15 (18) "Tenant" means any person, except a transient, who rents a
16 mobile home lot;

17 (19) "Transient" means a person who rents a mobile home lot for a
18 period of less than one month for purposes other than as a primary
19 residence;

20 (20) "Occupant" means any person, including a live-in care
21 provider, other than a tenant, who occupies a mobile home,
22 manufactured home, or park model and mobile home lot;

23 (21) "Tiny home" means a dwelling designed for permanent
24 occupancy that is four hundred square feet or less in floor area
25 excluding lofts. Tiny homes do not include recreational vehicles,
26 park models, or manufactured homes.

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