
HOUSE BILL 1365

State of Washington

69th Legislature

2025 Regular Session

By Representative Orcutt

1 AN ACT Relating to providing rental assistance to manufactured/
2 mobile home park tenants; amending RCW 59.21.010 and 59.22.050;
3 adding new sections to chapter 59.21 RCW; creating a new section; and
4 making an appropriation.

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

6 NEW SECTION. **Sec. 1.** A new section is added to chapter 59.21
7 RCW to read as follows:

8 (1) A manufactured/mobile home rental assistance program is
9 created to assist low-income tenants of mobile homes or manufactured
10 housing with maintaining an affordable level of rental payments for a
11 mobile home lot. The manufactured/mobile home rental assistance
12 program is administered by the department under the authority of RCW
13 59.22.050. The department may adopt administrative rules to implement
14 this program.

15 (2) Under no circumstances may the department use amounts from
16 the fund established under RCW 59.21.050 to provide the monetary
17 rental assistance authorized in section 2 of this act.

18 NEW SECTION. **Sec. 2.** A new section is added to chapter 59.21
19 RCW to read as follows:

1 (1) On a monthly basis, the department may give a tenant monetary
2 rental assistance for the purpose of assisting the tenant in the
3 payment of rent for a mobile home lot.

4 (2) Rental assistance may not exceed the lesser of \$200 or 50
5 percent of the monthly rent for the mobile home lot.

6 NEW SECTION. **Sec. 3.** A new section is added to chapter 59.21
7 RCW to read as follows:

8 (1) A tenant may apply to the department to receive monetary
9 rental assistance. The department shall consider the following
10 factors in determining the eligibility of applicants to receive
11 monetary rental assistance, and the amount of that assistance:

12 (a) The applicant is a low-income tenant, which has the same
13 meaning as low-income household in RCW 59.21.010;

14 (b) The applicant is over the age of 55; and

15 (c) The applicant is a tenant who has experienced a rent increase
16 that outpaces inflation, as defined by the percentage change in the
17 implicit price deflator published by the United States department of
18 commerce.

19 (2) Once a tenant is approved for monetary rental assistance, the
20 tenant is entitled to such assistance on a monthly basis for one
21 year, unless a change in circumstance occurs earlier that requires an
22 adjustment or termination of such assistance. The tenant is required
23 to notify the department of any change in circumstance, including a
24 change in household income that impacts the tenant's low-income
25 status, or a change in monthly rent for the mobile home lot. In the
26 case of change in circumstance, the department shall adjust or
27 terminate the amount of the monthly monetary rental assistance as
28 appropriate.

29 (3) A tenant must reapply annually to receive monetary assistance
30 to continue to receive such assistance.

31 **Sec. 4.** RCW 59.21.010 and 2023 c 259 s 1 are each amended to
32 read as follows:

33 Unless the context clearly requires otherwise, the definitions in
34 this section apply throughout this chapter.

35 (1) "Assignee" means an individual or entity who has agreed to
36 advance allowable relocation assistance expenses in exchange for the
37 assignment and transfer of a right to reimbursement from the fund.

38 (2) "Department" means the department of commerce.

1 (3) "Director" means the director of the department of commerce.
2 (4) "Fund" means the manufactured/mobile home park relocation
3 fund established under RCW 59.21.050.
4 (5) "Landlord" or "park-owner" means the owner of the
5 manufactured/mobile home park that is being closed at the time
6 relocation assistance is provided.
7 (6) "Low-income household" means a single person, family, or
8 unrelated persons living together whose adjusted income is less than
9 80 percent of the median family income, adjusted for household size,
10 for the county where the manufactured/mobile home is located.
11 (7) "Manufactured housing" has the same meaning as in RCW
12 59.22.020.
13 (8) "Manufactured/mobile home park" or "park" means real property
14 that is rented or held out for rent to others for the placement of
15 two or more manufactured/mobile homes for the primary purpose of
16 production of income, except where the real property is rented or
17 held out for rent for seasonal recreational purpose only and is not
18 intended for year-round occupancy.
19 ~~((8))~~ (9) "Mobile home" has the same meaning as in RCW
20 43.22.335.
21 (10) "Mobile home lot" has the same meaning as in RCW 59.20.030.
22 (11) "Relocate" means to do one of the following:
23 (a) Remove a manufactured/mobile home from a manufactured/mobile
24 home park being closed and reinstall it in another location;
25 (b) Remove a manufactured/mobile home from a manufactured/mobile
26 home park being closed and demolish and dispose of it and secure
27 other housing; or
28 (c) Remove a manufactured/mobile home from a manufactured/mobile
29 home park being closed by selling or gifting the home to a third
30 party and secure other housing.
31 ~~((9))~~ (12) "Relocation assistance" means the monetary
32 assistance provided under this chapter, including reimbursement for
33 the costs of relocation as well as cash assistance provided to allow
34 the tenant to secure new housing.
35 ~~((10))~~ (13) "Tenant" means a person ~~((that))~~ who owns a
36 manufactured/mobile home located on a rented lot in a manufactured/
37 mobile home park and rents the manufactured/mobile home lot for a
38 term of one month or longer.
39 ~~((11))~~ (14) "Third party" means a person or persons who
40 purchase or are gifted a tenant's home, with the condition they are

1 responsible for removing the home on or prior to the park closure
2 date and relocate the home under subsection (~~((8))~~) (11)(a) or (b) of
3 this section. The third party is not entitled to relocation
4 assistance related to relocation of the purchased or gifted home.

5 **Sec. 5.** RCW 59.22.050 and 2011 c 158 s 2 are each amended to
6 read as follows:

7 In order to provide general assistance to resident organizations,
8 qualified tenant organizations, and tenants, the department shall
9 establish an office of mobile/manufactured home relocation and rental
10 assistance. This office shall:

11 (1) Subject to the availability of amounts appropriated for this
12 specific purpose, provide, either directly or through contracted
13 services, technical assistance to qualified tenant organizations as
14 defined in RCW 59.20.030 and resident organizations or persons in the
15 process of forming a resident organization pursuant to this chapter.
16 The office will keep records of its activities in this area.

17 (2) Administer the mobile home relocation assistance program
18 established in chapter 59.21 RCW, including verifying the eligibility
19 of tenants for relocation assistance.

20 (3) Administer the manufactured/mobile home rental assistance
21 program established in section 1 of this act, including verifying the
22 initial and continued eligibility of tenants for monetary rental
23 assistance.

24 NEW SECTION. **Sec. 6.** The sum of \$2,000,000, or as much thereof
25 as may be necessary, is appropriated for the fiscal year ending June
26 30, 2026, from the general fund to the department of commerce for the
27 purposes of this act.

28 NEW SECTION. **Sec. 7.** If specific funding for the purposes of
29 this act, referencing this act by bill or chapter number, is not
30 provided by June 30, 2025, in the omnibus appropriations act, this
31 act is null and void.

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