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HOUSE BILL 1600

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State of Washington

66th Legislature

2019 Regular Session

By Representatives Schmick, Dent, and Dye

1 AN ACT Relating to siting tenant-owned mobile home parks for  
2 senior citizens; amending RCW 36.70.493; and adding a new section to  
3 chapter 36.70A RCW.

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

5 **Sec. 1.** RCW 36.70.493 and 2011 c 158 s 11 are each amended to  
6 read as follows:

7 (1) After June 10, 2004, a county may designate a manufactured  
8 housing community as a nonconforming use, but may not order the  
9 removal or phased elimination of an existing manufactured housing  
10 community because of its status as a nonconforming use.

11 (2) A county may not prohibit the entry or require the removal of  
12 a manufactured/mobile home, park model, or recreational vehicle  
13 authorized in a manufactured housing community under chapter 59.20  
14 RCW on the basis of the community's status as a nonconforming use.

15 (3)(a) A county is authorized to allow for the development of  
16 mobile home park subdivisions or manufactured housing subdivisions as  
17 defined in RCW 59.20.030 for senior citizens that are located outside  
18 of urban areas.

19 (b) For purposes of this subsection, "senior citizen" means a  
20 person age fifty-five or older.

1        NEW SECTION.    **Sec. 2.**    A new section is added to chapter 36.70A  
2    RCW to read as follows:  
3        Mobile home park subdivisions or manufactured housing  
4    subdivisions as defined in RCW 59.20.030 for senior citizens are  
5    authorized to be located outside of urban growth areas. Such  
6    subdivisions are necessary to provide affordable housing in rural  
7    areas. For purposes of this section, "senior citizen" means a person  
8    age fifty-five or older.

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