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**SUBSTITUTE SENATE BILL 5198**

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**State of Washington**

**68th Legislature**

**2023 Regular Session**

**By** Senate Housing (originally sponsored by Senators Frame, Kuderer, Hasegawa, Hunt, Keiser, Lovelett, Nobles, Valdez, and C. Wilson)

READ FIRST TIME 02/16/23.

1 AN ACT Relating to the sale or lease of manufactured/mobile home  
2 communities and the property on which they sit; amending RCW  
3 59.20.060, 59.20.073, 59.20.080, 59.20.300, 59.20.305, and 59.21.030;  
4 reenacting and amending RCW 59.20.030; adding new sections to chapter  
5 59.20 RCW; creating a new section; and prescribing penalties.

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

7 NEW SECTION. **Sec. 1.** (1) The legislature finds that:

8 (a) Manufactured/mobile homes provide a significant source of  
9 homeownership opportunities for Washington state residents. However,  
10 the increasing number of closures and conversions to other uses of  
11 manufactured housing communities and mobile home parks, combined with  
12 low vacancy rates in existing parks and communities and the extremely  
13 high cost of moving homes when these parks and communities close,  
14 make this type of affordable housing option increasingly insecure for  
15 the tenants who reside in these parks and communities.

16 (b) Many tenants who reside in these parks and communities are  
17 senior citizens or low-income households and are, therefore, the  
18 residents most in need of reasonable security or permanency in the  
19 siting of their home because of the adverse impacts on the health,  
20 safety, and welfare of tenants forced to move due to closure or

1 conversion to another use of the manufactured housing community or  
2 mobile home park.

3 (2) It is the intent of the legislature to encourage and  
4 facilitate the preservation of existing manufactured/mobile home  
5 communities in the event of voluntary sales of the manufactured/  
6 mobile home communities and, to the extent necessary and possible,  
7 involve manufactured/mobile home community tenants or an eligible  
8 organization, such as a nonprofit organization, housing authority,  
9 community land trust, resident nonprofit cooperative, or local  
10 government, in the preservation of manufactured/mobile home  
11 communities.

12 (3) The legislature further finds that when the sale of a  
13 manufactured/mobile home park to the community tenants or an eligible  
14 organization is not possible, a minimum notification period of three  
15 years before the closure or conversion of a community or park is a  
16 reasonable balancing of the rights and interests of both community  
17 and park owners and the manufactured/mobile home owners, unless the  
18 owners justly compensate the homeowners for the loss of their homes.

19 **Sec. 2.** RCW 59.20.030 and 2019 c 342 s 1 and 2019 c 23 s 4 are  
20 each reenacted and amended to read as follows:

21 For purposes of this chapter:

22 (1) "Abandoned" as it relates to a mobile home, manufactured  
23 home, or park model owned by a tenant in a mobile home park, mobile  
24 home park cooperative, or mobile home park subdivision or tenancy in  
25 a mobile home lot means the tenant has defaulted in rent and by  
26 absence and by words or actions reasonably indicates the intention  
27 not to continue tenancy;

28 (2) "Active duty" means service authorized by the president of  
29 the United States, the secretary of defense, or the governor for a  
30 period of more than thirty consecutive days;

31 (3) "Eligible organization" includes community land trusts,  
32 resident nonprofit cooperatives, local governments, local housing  
33 authorities, nonprofit community or neighborhood-based organizations,  
34 federally recognized Indian tribes in the state of Washington, and  
35 regional or statewide nonprofit housing assistance organizations;

36 (4) "Housing and low-income assistance organization" means an  
37 organization that provides tenants living in mobile home parks,  
38 manufactured housing communities, and manufactured/mobile home

1 communities with information about their rights and other pertinent  
2 information;

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

5 (6) "Landlord" means the owner of a mobile home park and includes  
6 the agents of a landlord;

7 (7) "Local government" means a town government, city government,  
8 code city government, or county government in the state of  
9 Washington;

10 (8) "Manufactured home" means a single-family dwelling built  
11 according to the United States department of housing and urban  
12 development manufactured home construction and safety standards act,  
13 which is a national preemptive building code. A manufactured home  
14 also: (a) Includes plumbing, heating, air conditioning, and  
15 electrical systems; (b) is built on a permanent chassis; and (c) can  
16 be transported in one or more sections with each section at least  
17 eight feet wide and (~~forty~~) 40 feet long when transported, or when  
18 installed on the site is three hundred twenty square feet or greater;

19 (9) "Manufactured/mobile home" means either a manufactured home  
20 or a mobile home;

21 (10) "Mobile home" means a factory-built dwelling built prior to  
22 June 15, 1976, to standards other than the United States department  
23 of housing and urban development code, and acceptable under  
24 applicable state codes in effect at the time of construction or  
25 introduction of the home into the state. Mobile homes have not been  
26 built since the introduction of the United States department of  
27 housing and urban development manufactured home construction and  
28 safety act;

29 (11) "Mobile home lot" means a portion of a mobile home park or  
30 manufactured housing community designated as the location of one  
31 mobile home, manufactured home, or park model and its accessory  
32 buildings, and intended for the exclusive use as a primary residence  
33 by the occupants of that mobile home, manufactured home, or park  
34 model;

35 (12) "Mobile home park cooperative" or "manufactured housing  
36 cooperative" means real property consisting of common areas and two  
37 or more lots held out for placement of mobile homes, manufactured  
38 homes, or park models in which both the individual lots and the  
39 common areas are owned by an association of shareholders which leases

1 or otherwise extends the right to occupy individual lots to its own  
2 members;

3 (13) "Mobile home park subdivision" or "manufactured housing  
4 subdivision" means real property, whether it is called a subdivision,  
5 condominium, or planned unit development, consisting of common areas  
6 and two or more lots held for placement of mobile homes, manufactured  
7 homes, or park models in which there is private ownership of the  
8 individual lots and common, undivided ownership of the common areas  
9 by owners of the individual lots;

10 (14) "Mobile home park," "manufactured housing community," or  
11 "manufactured/mobile home community" means any real property which is  
12 rented or held out for rent to others for the placement of two or  
13 more mobile homes, manufactured homes, or park models for the primary  
14 purpose of production of income, except where such real property is  
15 rented or held out for rent for seasonal recreational purpose only  
16 and is not intended for year-round occupancy;

17 (15) "Notice of opportunity to purchase" means a notice required  
18 under section 7 of this act;

19 (16) "Notice of sale" means a notice required under RCW 59.20.300  
20 to be delivered to all tenants of a manufactured/mobile home  
21 community and other specified parties within ((fourteen)) 14 days  
22 after the date on which any advertisement, ((multiple)) listing, or  
23 public or private notice ((advertises)) is first made advertising  
24 that a manufactured/mobile home community or the property on which it  
25 sits is for sale or lease;

26 ~~((16))~~ (17) "Occupant" means any person, including a live-in  
27 care provider, other than a tenant, who occupies a mobile home,  
28 manufactured home, or park model and mobile home lot;

29 ~~((17))~~ (18) "Orders" means written official military orders, or  
30 any written notification, certification, or verification from the  
31 service member's commanding officer, with respect to the service  
32 member's current or future military status;

33 ~~((18))~~ (19) "Park model" means a recreational vehicle intended  
34 for permanent or semi-permanent installation and is used as a primary  
35 residence;

36 ~~((19))~~ (20) "Permanent change of station" means: (a) Transfer  
37 to a unit located at another port or duty station; (b) change of a  
38 unit's home port or permanent duty station; (c) call to active duty  
39 for a period not less than ((ninety)) 90 days; (d) separation; or (e)  
40 retirement;

1        ~~((20))~~ (21) "Qualified sale of manufactured/mobile home  
2 community" means the sale, as defined in RCW 82.45.010, of land and  
3 improvements comprising a manufactured/mobile home community that is  
4 transferred in a single purchase to a qualified tenant organization  
5 or to an eligible organization for the purpose of preserving the  
6 property as a manufactured/mobile home community;

7        ~~((21))~~ (22) "Qualified tenant organization" means a formal  
8 organization of tenants within a manufactured/mobile home community,  
9 with the only requirement for membership consisting of being a  
10 tenant;

11        ~~((22))~~ (23) "Recreational vehicle" means a travel trailer,  
12 motor home, truck camper, or camping trailer that is primarily  
13 designed and used as temporary living quarters, is either self-  
14 propelled or mounted on or drawn by another vehicle, is transient, is  
15 not occupied as a primary residence, and is not immobilized or  
16 permanently affixed to a mobile home lot;

17        ~~((23))~~ (24) "Resident nonprofit cooperative" means a nonprofit  
18 cooperative corporation formed by a group of manufactured/mobile home  
19 community residents for the purpose of acquiring the manufactured/  
20 mobile home community in which they reside and converting the  
21 manufactured/mobile home community to a mobile home park cooperative  
22 or manufactured housing cooperative;

23        (25) "Service member" means an active member of the United States  
24 armed forces, a member of a military reserve component, or a member  
25 of the national guard who is either stationed in or a resident of  
26 Washington state;

27        ~~((24))~~ (26) "Tenant" means any person, except a transient, who  
28 rents a mobile home lot;

29        ~~((25))~~ (27) "Transient" means a person who rents a mobile home  
30 lot for a period of less than one month for purposes other than as a  
31 primary residence.

32        **Sec. 3.** RCW 59.20.060 and 2022 c 95 s 4 are each amended to read  
33 as follows:

34        (1) Any mobile home space tenancy regardless of the term, shall  
35 be based upon a written rental agreement, signed by the parties,  
36 which shall contain:

37        (a) The terms for the payment of rent, including time and place,  
38 and any additional charges to be paid by the tenant. Additional

1 charges that occur less frequently than monthly shall be itemized in  
2 a billing to the tenant;

3 (b) Reasonable rules for guest parking which shall be clearly  
4 stated;

5 (c) The rules and regulations of the park;

6 (d) The name and address of the person who is the landlord, and  
7 if such person does not reside in the state there shall also be  
8 designated by name and address a person who resides in the county  
9 where the mobile home park is located who is authorized to act as  
10 agent for the purposes of service of notices and process. If no  
11 designation is made of a person to act as agent, then the person to  
12 whom rental payments are to be made shall be considered the agent;

13 (e) The name and address of any party who has a secured interest  
14 in the mobile home, manufactured home, or park model;

15 (f) A forwarding address of the tenant or the name and address of  
16 a person who would likely know the whereabouts of the tenant in the  
17 event of an emergency or an abandonment of the mobile home,  
18 manufactured home, or park model;

19 ~~(g) ((i) A covenant by the landlord that, except for acts or~~  
20 ~~events beyond the control of the landlord, the mobile home park will~~  
21 ~~not be converted to a land use that will prevent the space that is~~  
22 ~~the subject of the lease from continuing to be used for its intended~~  
23 ~~use for a period of three years after the beginning of the term of~~  
24 ~~the rental agreement;~~

25 ~~(ii)) A ((rental agreement may, in the alternative, contain a))~~  
26 statement that: "The park may be sold or otherwise transferred at any  
27 time with the result that subsequent owners may close the mobile home  
28 park, or that the landlord may close the park at any time after the  
29 required closure notice as provided in RCW 59.20.080." The ~~((covenant~~  
30 ~~or))~~ statement required by this subsection must: ~~((A))~~ (i) Appear  
31 in print that is in boldface and is larger than the other text of the  
32 rental agreement; ~~((B))~~ (ii) be set off by means of a box, blank  
33 space, or comparable visual device; and ~~((C))~~ (iii) be located  
34 directly above the tenant's signature on the rental agreement;

35 (h) A copy of a closure notice, as required in RCW 59.20.080, if  
36 such notice is in effect;

37 (i) The terms and conditions under which any deposit or portion  
38 thereof may be withheld by the landlord upon termination of the  
39 rental agreement if any moneys are paid to the landlord by the tenant

1 as a deposit or as security for performance of the tenant's  
2 obligations in a rental agreement;

3 (j) A listing of the utilities, services, and facilities which  
4 will be available to the tenant during the tenancy and the nature of  
5 the fees, if any, to be charged together with a statement that, in  
6 the event any utilities are changed to be charged independent of the  
7 rent during the term of the rental agreement, the landlord agrees to  
8 decrease the amount of the rent charged proportionately;

9 (k) A written description, picture, plan, or map of the  
10 boundaries of a mobile home space sufficient to inform the tenant of  
11 the exact location of the tenant's space in relation to other  
12 tenants' spaces;

13 (l) A written description, picture, plan, or map of the location  
14 of the tenant's responsibility for utility hook-ups, consistent with  
15 RCW 59.20.130(6);

16 (m) A statement of the current zoning of the land on which the  
17 mobile home park is located;

18 (n) A statement of the expiration date of any conditional use,  
19 temporary use, or other land use permit subject to a fixed expiration  
20 date that is necessary for the continued use of the land as a mobile  
21 home park; and

22 (o) A written statement containing accurate historical  
23 information regarding the past five years' rental amount charged for  
24 the lot or space.

25 (2) Any rental agreement executed between the landlord and tenant  
26 shall not contain any provision:

27 (a) Which allows the landlord to charge a fee for guest parking  
28 unless a violation of the rules for guest parking occurs: PROVIDED,  
29 That a fee may be charged for guest parking which covers an extended  
30 period of time as defined in the rental agreement;

31 (b) Which authorizes the towing or impounding of a vehicle except  
32 upon notice to the owner thereof or the tenant whose guest is the  
33 owner of the vehicle;

34 (c) Which allows the landlord to alter the due date for rent  
35 payment or increase the rent: (i) During the term of the rental  
36 agreement if the term is less than two years, or (ii) more frequently  
37 than annually if the initial term is for two years or more: PROVIDED,  
38 That a rental agreement may include an escalation clause for a pro  
39 rata share of any increase in the mobile home park's real property  
40 taxes or utility assessments or charges, over the base taxes or

1 utility assessments or charges of the year in which the rental  
2 agreement took effect, if the clause also provides for a pro rata  
3 reduction in rent or other charges in the event of a reduction in  
4 real property taxes or utility assessments or charges, below the base  
5 year: PROVIDED FURTHER, That a rental agreement for a term exceeding  
6 two years may provide for annual increases in rent in specified  
7 amounts or by a formula specified in such agreement. Any rent  
8 increase authorized under this subsection (2)(c) that occurs within  
9 the closure notice period pursuant to RCW 59.20.080(1)(e) may not be  
10 more than one percentage point above the United States consumer price  
11 index for all urban consumers, housing component, published by the  
12 United States bureau of labor statistics in the periodical "Monthly  
13 Labor Review and Handbook of Labor Statistics" as established  
14 annually by the department of commerce;

15 (d) By which the tenant agrees to waive or forego rights or  
16 remedies under this chapter;

17 (e) Allowing the landlord to charge an "entrance fee" or an "exit  
18 fee." However, an entrance fee may be charged as part of a continuing  
19 care contract as defined in RCW 70.38.025;

20 (f) Which allows the landlord to charge a fee for guests:  
21 PROVIDED, That a landlord may establish rules charging for guests who  
22 remain on the premises for more than (~~fifteen~~) 15 days in any 60-  
23 day period;

24 (g) By which the tenant agrees to waive or forego homestead  
25 rights provided by chapter 6.13 RCW. This subsection shall not  
26 prohibit such waiver after a default in rent so long as such waiver  
27 is in writing signed by the husband and wife or by an unmarried  
28 claimant and in consideration of the landlord's agreement not to  
29 terminate the tenancy for a period of time specified in the waiver if  
30 the landlord would be otherwise entitled to terminate the tenancy  
31 under this chapter;

32 (h) By which, at the time the rental agreement is entered into,  
33 the landlord and tenant agree to the selection of a particular  
34 arbitrator; or

35 (i) By which the tenant agrees to make rent payments through  
36 electronic means only.

37 (3) Any provision prohibited under this section that is included  
38 in a rental agreement is unenforceable.



1       **Sec. 4.** RCW 59.20.073 and 2019 c 342 s 5 are each amended to  
2 read as follows:

3       (1) Any rental agreement shall be assignable by the tenant to any  
4 person to whom he or she sells or transfers title to the mobile home,  
5 manufactured home, or park model.

6       (2) A tenant who sells a mobile home, manufactured home, or park  
7 model within a park must provide the buyer with a copy of a closure  
8 notice provided by the landlord pursuant to RCW 59.20.080, if such  
9 notice is in effect, at least 15 days in advance of the intended sale  
10 and transfer.

11       (3) A tenant who sells a mobile home, manufactured home, or park  
12 model within a park shall notify the landlord in writing of the date  
13 of the intended sale and transfer of the rental agreement at least  
14 (~~fifteen~~) 15 days in advance of such intended transfer and shall  
15 notify the buyer in writing of the provisions of this section. The  
16 tenant shall verify in writing to the landlord payment of all taxes,  
17 rent, and reasonable expenses due on the mobile home, manufactured  
18 home, or park model and mobile home lot. The tenant shall notify the  
19 buyer of all taxes, rent, and reasonable expenses due on the  
20 manufactured/mobile home or park model and the mobile home lot.

21       (~~(3)~~) (4) At least seven days in advance of such intended  
22 transfer, the landlord shall:

23       (a) Notify the selling tenant, in writing, of a refusal to permit  
24 transfer of the rental agreement; or

25       (b) If the landlord approves of the transfer, provide the buyer  
26 with copies of the written rental agreement, the rules and  
27 regulations, and all other documents related to the tenancy. A  
28 landlord may not accept payment for rent or deposit from the buyer  
29 until the landlord has provided the buyer with these copies.

30       (~~(4)~~) (5) The landlord may require the mobile home,  
31 manufactured home, or park model to meet applicable fire and safety  
32 standards if a state or local agency responsible for the enforcement  
33 of fire and safety standards has issued a notice of violation of  
34 those standards to the tenant and those violations remain  
35 uncorrected. Upon correction of the violation to the satisfaction of  
36 the state or local agency responsible for the enforcement of that  
37 notice of violation, the landlord's refusal to permit the transfer is  
38 deemed withdrawn.

39       (~~(5)~~) (6) The landlord shall approve or disapprove of the  
40 assignment of a rental agreement on the same basis that the landlord

1 approves or disapproves of any new tenant, and any disapproval shall  
2 be in writing. Consent to an assignment shall not be unreasonably  
3 withheld.

4 ~~((+6))~~ (7) Failure to notify the landlord in writing, as  
5 required under subsection ~~((+2))~~ (3) of this section; or failure of  
6 the new tenant to make a good faith attempt to arrange an interview  
7 with the landlord to discuss assignment of the rental agreement; or  
8 failure of the current or new tenant to obtain written approval of  
9 the landlord for assignment of the rental agreement, shall be grounds  
10 for disapproval of such transfer.

11 **Sec. 5.** RCW 59.20.080 and 2019 c 342 s 6 are each amended to  
12 read as follows:

13 (1) A landlord shall not terminate or fail to renew a tenancy of  
14 a tenant or the occupancy of an occupant, of whatever duration except  
15 for one or more of the following reasons:

16 (a) In accordance with RCW 59.20.045(6), substantial violation,  
17 or repeated or periodic violations, of an enforceable rule of the  
18 mobile home park as established by the landlord at the inception of  
19 or during the tenancy or for violation of the tenant's duties as  
20 provided in RCW 59.20.140. The tenant shall be given written notice  
21 to cease the rule violation immediately. The notice shall state that  
22 failure to cease the violation of the rule or any subsequent  
23 violation of that or any other rule shall result in termination of  
24 the tenancy, and that the tenant shall vacate the premises within  
25 twenty days: PROVIDED, That for a periodic violation the notice shall  
26 also specify that repetition of the same violation shall result in  
27 termination: PROVIDED FURTHER, That in the case of a violation of a  
28 "material change" in park rules with respect to pets, tenants with  
29 minor children living with them, or recreational facilities, the  
30 tenant shall be given written notice under this chapter of a six  
31 month period in which to comply or vacate;

32 (b) Nonpayment of rent or other charges specified in the rental  
33 agreement, upon ~~((fourteen))~~ 14 days written notice to pay rent  
34 and/or other charges or to vacate;

35 (c) Conviction of the tenant of a crime, commission of which  
36 threatens the health, safety, or welfare of the other mobile home  
37 park tenants. The tenant shall be given written notice of a  
38 ~~((fifteen))~~ 15-day period in which to vacate;

1 (d) Failure of the tenant to comply with local ordinances and  
2 state laws and regulations relating to mobile homes, manufactured  
3 homes, or park models or mobile home, manufactured homes, or park  
4 model living within a reasonable time after the tenant's receipt of  
5 notice of such noncompliance from the appropriate governmental  
6 agency;

7 (e) Change of land use of the mobile home park including, but not  
8 limited to, closure of the mobile home park or conversion to a use  
9 other than for mobile homes, manufactured homes, or park models or  
10 conversion of the mobile home park to a mobile home park cooperative  
11 or mobile home park subdivision. The landlord shall give the tenants  
12 (~~twelve months'~~) three years' notice, in the form of a closure  
13 notice meeting the requirements of RCW 59.21.030, in advance of the  
14 effective date of such change. The three-year closure notice  
15 requirement does not apply if:

16 (i) The mobile home park or manufactured housing community has  
17 been acquired for or is under imminent threat of condemnation;

18 (ii) The mobile home park or manufactured housing community is  
19 sold or transferred to a county in order to reduce conflicting  
20 residential uses near a military installation;

21 (iii) The mobile home park or manufactured housing community is  
22 sold to an eligible organization (~~comprised of park or community~~  
23 ~~tenants, to a nonprofit organization, to a local government, or to a~~  
24 ~~housing authority for the purpose of preserving the park or~~  
25 ~~community)); (~~or~~~~

26 ~~(iii))~~ (iv) The landlord (~~compensates~~) provides relocation  
27 assistance of at least \$17,000 for a multisection home or of at least  
28 \$11,000 for a single section home, establishes a simple,  
29 straightforward, and timely process for compensating the tenants for  
30 the loss of their homes and actually compensates the tenants for the  
31 loss of their homes, at the greater of their ((assessed)) market  
32 value, as determined ((by the county assessor as of the date the  
33 closure notice is issued)) prior to a change of use or sale of the  
34 property, or \$5,000, at any point during the closure notice period  
35 and prior to a change of use or sale of the property. At such time as  
36 the compensation is paid, the tenant shall be given written notice of  
37 at least ((ninety days)) 12 months in which to vacate, and the tenant  
38 shall continue to pay rent for as much time as he or she remains in  
39 the mobile home park or manufactured housing community. Nothing in  
40 this subsection (1)(e)(iv) prevents a tenant from relocating his or

1 her home out of the mobile home park or manufactured housing  
2 community pursuant to chapter 59.21 RCW. In the event that a home  
3 remains in the mobile home park or manufactured housing community  
4 after a tenant vacates, the landlord shall be responsible for its  
5 demolition or disposal; or

6 (v) The landlord provides relocation assistance of at least  
7 \$17,000 for a multisection home and of at least \$11,000 for a single  
8 section home at any point during the closure notice period and prior  
9 to a change of use or sale of the property. At such time as the  
10 assistance is paid, the tenant shall be given written notice of at  
11 least 24 months in which to vacate, and the tenant shall continue to  
12 pay rent for as much time as he or she remains in the mobile home  
13 park or manufactured housing community. Nothing in this subsection  
14 (1)(e)(v) prevents a tenant from relocating his or her home out of  
15 the mobile home park or manufactured housing community pursuant to  
16 chapter 59.21 RCW. In the event that a home remains in the mobile  
17 home park or manufactured housing community after a tenant vacates,  
18 the landlord shall be responsible for its demolition or disposal;

19 (f) Engaging in "criminal activity." "Criminal activity" means a  
20 criminal act defined by statute or ordinance that threatens the  
21 health, safety, or welfare of the tenants. A park owner seeking to  
22 evict a tenant or occupant under this subsection need not produce  
23 evidence of a criminal conviction, even if the alleged misconduct  
24 constitutes a criminal offense. Notice from a law enforcement agency  
25 of criminal activity constitutes sufficient grounds, but not the only  
26 grounds, for an eviction under this subsection. Notification of the  
27 seizure of illegal drugs under RCW 59.20.155 is evidence of criminal  
28 activity and is grounds for an eviction under this subsection. The  
29 requirement that any tenant or occupant register as a sex offender  
30 under RCW 9A.44.130 is grounds for eviction of the sex offender under  
31 this subsection. If criminal activity is alleged to be a basis of  
32 termination, the park owner may proceed directly to an unlawful  
33 detainer action;

34 (g) The tenant's application for tenancy contained a material  
35 misstatement that induced the park owner to approve the tenant as a  
36 resident of the park, and the park owner discovers and acts upon the  
37 misstatement within one year of the time the resident began paying  
38 rent;

39 (h) If the landlord serves a tenant three (~~twenty-day~~) 20-day  
40 notices, each of which was valid under (a) of this subsection at the

1 time of service, within a (~~twelve-month~~) 12-month period to comply  
2 or vacate for failure to comply with the material terms of the rental  
3 agreement or an enforceable park rule, other than failure to pay rent  
4 by the due date. The applicable (~~twelve-month~~) 12-month period  
5 shall commence on the date of the first violation;

6 (i) Failure of the tenant to comply with obligations imposed upon  
7 tenants by applicable provisions of municipal, county, and state  
8 codes, statutes, ordinances, and regulations, including this chapter.  
9 The landlord shall give the tenant written notice to comply  
10 immediately. The notice must state that failure to comply will result  
11 in termination of the tenancy and that the tenant shall vacate the  
12 premises within (~~fifteen~~) 15 days;

13 (j) The tenant engages in disorderly or substantially annoying  
14 conduct upon the park premises that results in the destruction of the  
15 rights of others to the peaceful enjoyment and use of the premises.  
16 The landlord shall give the tenant written notice to comply  
17 immediately. The notice must state that failure to comply will result  
18 in termination of the tenancy and that the tenant shall vacate the  
19 premises within (~~fifteen~~) 15 days;

20 (k) The tenant creates a nuisance that materially affects the  
21 health, safety, and welfare of other park residents. The landlord  
22 shall give the tenant written notice to cease the conduct that  
23 constitutes a nuisance immediately. The notice must describe the  
24 nuisance and state (i) what the tenant must do to cease the nuisance  
25 and (ii) that failure to cease the conduct will result in termination  
26 of the tenancy and that the tenant shall vacate the premises in five  
27 days;

28 (l) Any other substantial just cause that materially affects the  
29 health, safety, and welfare of other park residents. The landlord  
30 shall give the tenant written notice to comply immediately. The  
31 notice must describe the harm caused by the tenant, describe what the  
32 tenant must do to comply and to discontinue the harm, and state that  
33 failure to comply will result in termination of the tenancy and that  
34 the tenant shall vacate the premises within (~~fifteen~~) 15 days; or

35 (m) Failure to pay rent by the due date provided for in the  
36 rental agreement three or more times in a (~~twelve-month~~) 12-month  
37 period, commencing with the date of the first violation, after  
38 service of a (~~fourteen-day~~) 14-day notice to comply or vacate.

39 (2) Within five days of a notice of eviction as required by  
40 subsection (1)(a) of this section, the landlord and tenant shall

1 submit any dispute to mediation. The parties may agree in writing to  
2 mediation by an independent third party or through industry mediation  
3 procedures. If the parties cannot agree, then mediation shall be  
4 through industry mediation procedures. A duty is imposed upon both  
5 parties to participate in the mediation process in good faith for a  
6 period of (~~ten~~) 10 days for an eviction under subsection (1)(a) of  
7 this section. It is a defense to an eviction under subsection (1)(a)  
8 of this section that a landlord did not participate in the mediation  
9 process in good faith.

10 (3) Except for a tenant evicted under subsection (1)(c) or (f) of  
11 this section, a tenant evicted from a mobile home park under this  
12 section shall be allowed (~~one hundred twenty~~) 120 days within which  
13 to sell the tenant's mobile home, manufactured home, or park model in  
14 place within the mobile home park: PROVIDED, That the tenant remains  
15 current in the payment of rent incurred after eviction, and pays any  
16 past due rent, reasonable attorneys' fees and court costs at the time  
17 the rental agreement is assigned. The provisions of RCW 59.20.073  
18 regarding transfer of rental agreements apply.

19 (4) Chapters 59.12 and 59.18 RCW govern the eviction of  
20 recreational vehicles, as defined in RCW 59.20.030, from mobile home  
21 parks. This chapter governs the eviction of mobile homes,  
22 manufactured homes, park models, and recreational vehicles used as a  
23 primary residence from a mobile home park.

24 **Sec. 6.** RCW 59.20.300 and 2011 c 158 s 5 are each amended to  
25 read as follows:

26 (1) A landlord must provide a written notice of sale of a  
27 manufactured/mobile home community by certified mail or personal  
28 delivery to:

- 29 (a) Each tenant of the manufactured/mobile home community;
- 30 (b) The officers of any known qualified tenant organization;
- 31 (c) The office of mobile/manufactured home relocation assistance;
- 32 (d) The local government within whose jurisdiction all or part of  
33 the manufactured/mobile home community exists;
- 34 (e) The housing authority within whose jurisdiction all or part  
35 of the manufactured/mobile home community exists; and
- 36 (f) The Washington state housing finance commission.

37 (2) A notice of sale must include:

1 (a) A statement that the landlord intends to sell or lease the  
2 manufactured/mobile home community or the property on which it sits;  
3 and

4 (b) The contact information of the landlord or landlord's agent  
5 who is responsible for communicating with the qualified tenant  
6 organization, tenants, or eligible organization regarding the sale of  
7 the property.

8 NEW SECTION. **Sec. 7.** A new section is added to chapter 59.20  
9 RCW to read as follows:

10 (1) Except as provided in subsection (5) of this section, a  
11 landlord must provide a written notice of opportunity to purchase a  
12 manufactured/mobile home community by certified mail or personal  
13 delivery to each tenant and to the department of commerce and the  
14 housing finance commission within 14 days after the date on which any  
15 advertisement, listing, or public notice is first made that the  
16 manufactured/mobile home community, or property on which it sits, is  
17 for sale or lease.

18 (2) The notice of opportunity to purchase required under this  
19 section is in addition to the notice of sale required pursuant to RCW  
20 59.20.300.

21 (3) Notice by certified mail postmarked within the requisite  
22 number of days is deemed to comply with the requirements of this  
23 section.

24 (4) A notice of opportunity to purchase must include:

25 (a) A statement that the landlord intends to sell or lease the  
26 manufactured/mobile home community or the property on which it sits;

27 (b) A statement that:

28 (i) Qualified tenant organizations and eligible organizations  
29 have 45 days from the date on which the notice of opportunity to  
30 purchase was personally delivered or postmarked to provide the  
31 landlord with notice of intent to consider purchasing or leasing the  
32 manufactured/mobile home park, during which time the landlord shall  
33 not make a final acceptance of an offer to purchase or lease the  
34 park; and

35 (ii) If such notice of intent is provided to the landlord within  
36 45 days, the landlord shall not make a final unconditional acceptance  
37 of an offer to purchase or lease the park from a person or entity  
38 other than a qualified tenant organization or eligible organization  
39 for an additional 12 months;

1 (c) A signed affidavit that discloses the advertised or listed  
2 selling price; and

3 (d) The contact information for the landlord or landlord's agent  
4 who is responsible for communicating with the tenants, qualified  
5 tenant organization, or eligible organization regarding an  
6 opportunity to make an offer for the sale of the property.

7 (5) A notice of opportunity to purchase is not required with  
8 respect to a sale, transfer, conveyance, or lease of the  
9 manufactured/mobile home community or the property on which it sits  
10 if the transaction is:

11 (a) Due to foreclosure;

12 (b) Incidental to financing the park;

13 (c) Pursuant to eminent domain;

14 (d) Pursuant to a tax sale;

15 (e) Between joint tenants or tenants in common;

16 (f) Among the partners or shareholders who own the manufactured/  
17 mobile home community; or

18 (g) To a member of the owner's family or to a trust for the sole  
19 benefit of members of the owner's family.

20 NEW SECTION. **Sec. 8.** A new section is added to chapter 59.20  
21 RCW to read as follows:

22 (1) If, within 45 days after the date on which a notice of  
23 opportunity to purchase was personally delivered or postmarked, the  
24 landlord receives notice from a qualified tenant organization or  
25 eligible organization expressing an intent to consider purchasing or  
26 leasing the manufactured/mobile home community, the landlord shall  
27 not make a final unconditional acceptance of an offer to purchase or  
28 lease the park from a person or entity other than a qualified tenant  
29 organization or eligible organization for an additional 12 months.

30 (2) If no qualified tenant organization or eligible organization  
31 provides notice expressing an intent to consider the purchase or  
32 lease within 45 days after the date on which a notice of opportunity  
33 to purchase was personally delivered or postmarked, the landlord is  
34 not subject to the restrictions of subsection (1) of this section.

35 **Sec. 9.** RCW 59.20.305 and 2008 c 116 s 5 are each amended to  
36 read as follows:

37 A landlord intending to sell or lease a manufactured/mobile home  
38 community or the property on which it sits is (~~encouraged~~) required



1 to negotiate in good faith with qualified tenant organizations and  
2 eligible organizations. Any qualified tenant organization or eligible  
3 organization that submits a notice of intent to purchase or lease a  
4 manufactured/mobile home community or the property on which it sits  
5 pursuant to section 8 of this act is required to negotiate in good  
6 faith with the landlord intending to sell or lease the manufactured/  
7 mobile home community or property on which it sits.

8 **Sec. 10.** RCW 59.21.030 and 2019 c 342 s 10 are each amended to  
9 read as follows:

10 (1) The closure notice required by RCW 59.20.080 before park  
11 closure or conversion of the park shall be given to the director and  
12 all tenants in writing, and conspicuously posted at all park  
13 entrances.

14 (2) The closure notice required under RCW 59.20.080 must be in  
15 substantially the following form:

16 "CLOSURE NOTICE TO TENANTS

17 NOTICE IS HEREBY GIVEN on the . . . . day of . . . ., . . . ., of  
18 a conversion of this mobile home park or manufactured housing  
19 community to a use other than for mobile homes, manufactured homes,  
20 or park models, or of a conversion of the mobile home park or  
21 manufactured housing community to a mobile home park cooperative or a  
22 mobile home park subdivision. This change of use becomes effective on  
23 the . . . . day of . . . ., . . . ., which is the date (~~twelve~~  
24 ~~months~~) three years after the date this closure notice is given.

25 PARK OR COMMUNITY MANAGEMENT OR OWNERSHIP INFORMATION:

26 For information during the period preceding the effective change  
27 of use of this mobile home park or manufactured housing community on  
28 the . . . . day of . . . ., . . . ., contact:

- 29 Name:
- 30 Address:
- 31 Telephone:

32 PURCHASER INFORMATION, if applicable:

33 Contact information for the purchaser of the mobile home park or  
34 manufactured housing community property consists of the following:

- 35 Name:
- 36 Address:
- 37 Telephone:

38 PARK PURCHASE BY TENANT ORGANIZATIONS, if applicable:

1 The owner of this mobile home park or manufactured housing  
2 community may be willing to entertain an offer of purchase by an  
3 organization or group consisting of park or community tenants or a  
4 not-for-profit agency designated by the tenants. Tenants should  
5 contact the park owner or park management with such an offer. Any  
6 such offer must be made and accepted prior to closure, and the  
7 timeline for closure remains unaffected by an offer. Acceptance of  
8 any offer is at the discretion of the owner and is not a first right  
9 of refusal.

10 RELOCATION ASSISTANCE RESOURCES:

11 For information about the availability of relocation assistance,  
12 contact the Office of Mobile/Manufactured Home Relocation Assistance  
13 within the Department of Commerce."

14 (3) The closure notice required by RCW 59.20.080 must also meet  
15 the following requirements:

16 (a) A copy of the closure notice must be provided with all rental  
17 agreements signed after the original park closure notice date as  
18 required under RCW 59.20.060;

19 (b) Notice to the director must include: (i) A good faith  
20 estimate of the timetable for removal of the mobile homes; (ii) the  
21 reason for closure; and (iii) a list of the names and mailing  
22 addresses of the current registered park tenants. Notice required  
23 under this subsection must be sent to the director within (~~ten~~) 10  
24 business days of the date notice was given to all tenants as required  
25 by RCW 59.20.080; and

26 (c) Notice must be recorded in the office of the county auditor  
27 for the county where the mobile home park is located.

28 (4) The department must mail every tenant an application and  
29 information on relocation assistance within (~~ten~~) 10 business days  
30 of receipt of the notice required in subsection (1) of this section.

31 NEW SECTION. **Sec. 11.** A new section is added to chapter 59.20  
32 RCW to read as follows:

33 (1) The department of commerce must maintain a registry of all  
34 eligible organizations that submit to the department of commerce a  
35 written request to receive notices of opportunity to purchase or  
36 lease manufactured/mobile home communities pursuant to section 7 of  
37 this act. The department of commerce must provide registered eligible  
38 organizations with notices of opportunity to purchase once it

1 receives such a notice. The registry must include the following  
2 information:

3 (a) The name and mailing address of the eligible organization;  
4 and

5 (b) A statement that the eligible organization wishes to purchase  
6 or lease a manufactured/mobile home community.

7 (2) The department of commerce must provide a copy of the  
8 registry required to be maintained under this section to any person  
9 upon request.

10 NEW SECTION. **Sec. 12.** A new section is added to chapter 59.20  
11 RCW to read as follows:

12 (1) A landlord who sells or transfers a manufactured/mobile home  
13 community and willfully fails to comply with section 7 or 8 of this  
14 act or RCW 59.20.305 is liable to the state of Washington for a civil  
15 penalty in the amount of \$10,000. This penalty is the exclusive  
16 remedy for a violation of section 7 or 8 of this act or RCW  
17 59.20.305.

18 (2) The attorney general may bring a civil action in superior  
19 court in the name of the state against a landlord under this section.

20 NEW SECTION. **Sec. 13.** A new section is added to chapter 59.20  
21 RCW to read as follows:

22 RCW 59.20.300, 59.20.305, and sections 7 and 12 of this act do  
23 not apply to any sale or transfer of a manufactured/mobile home  
24 community to a county in order to reduce conflicting residential uses  
25 near military installations.

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