
SUBSTITUTE SENATE BILL 6059

State of Washington

68th Legislature

2024 Regular Session

By Senate Housing (originally sponsored by Senators Frame, McCune, Keiser, Kuderer, Randall, Saldaña, Valdez, Van De Wege, Wellman, and C. Wilson)

READ FIRST TIME 01/25/24.

1 AN ACT Relating to the sale or lease of manufactured/mobile home
2 communities and the property on which they sit; and amending RCW
3 59.20.030, 59.20.325, 59.20.330, 59.20.335, 59.20.080, 59.21.030, and
4 59.21.040.

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

6 **Sec. 1.** RCW 59.20.030 and 2023 c 40 s 2 are each amended to read
7 as follows:

8 For purposes of this chapter:

9 (1) "Abandoned" as it relates to a mobile home, manufactured
10 home, or park model owned by a tenant in a mobile home park, mobile
11 home park cooperative, or mobile home park subdivision or tenancy in
12 a mobile home lot means the tenant has defaulted in rent and by
13 absence and by words or actions reasonably indicates the intention
14 not to continue tenancy;

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

18 (3) "Community land trust" means a private, nonprofit, community-
19 governed, and/or membership corporation whose mission is to acquire,
20 hold, develop, lease, and steward land for making homes, farmland,
21 gardens, businesses, and other community assets permanently

1 affordable for current and future generations. A community land
2 trust's bylaws prescribe that the governing board is comprised of
3 individuals who reside in the community land trust's service area,
4 one-third of whom are currently, or could be, community land trust
5 leaseholders;

6 (4) "Eligible organization" includes community land trusts,
7 resident nonprofit cooperatives, local governments, local housing
8 authorities, nonprofit community or neighborhood-based organizations,
9 federally recognized Indian tribes in the state of Washington, and
10 regional or statewide nonprofit housing assistance organizations,
11 whose mission aligns with the long-term preservation of the
12 manufactured/mobile home community;

13 (5) "Housing and low-income assistance organization" means an
14 organization that provides tenants living in mobile home parks,
15 manufactured housing communities, and manufactured/mobile home
16 communities with information about their rights and other pertinent
17 information;

18 (6) "Housing authority" or "authority" means any of the public
19 body corporate and politic created in RCW 35.82.030;

20 (7) "Landlord" or "owner" means the owner of a mobile home park
21 and includes the agents of the owner;

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

25 (9) "Manufactured home" means a single-family dwelling built
26 according to the United States department of housing and urban
27 development manufactured home construction and safety standards act,
28 which is a national preemptive building code. A manufactured home
29 also: (a) Includes plumbing, heating, air conditioning, and
30 electrical systems; (b) is built on a permanent chassis; and (c) can
31 be transported in one or more sections with each section at least
32 eight feet wide and 40 feet long when transported, or when installed
33 on the site is three hundred twenty square feet or greater;

34 (10) "Manufactured/mobile home" means either a manufactured home
35 or a mobile home;

36 (11) "Mobile home" means a factory-built dwelling built prior to
37 June 15, 1976, to standards other than the United States department
38 of housing and urban development code, and acceptable under
39 applicable state codes in effect at the time of construction or
40 introduction of the home into the state. Mobile homes have not been

1 built since the introduction of the United States department of
2 housing and urban development manufactured home construction and
3 safety act;

4 (12) "Mobile home lot" means a portion of a mobile home park or
5 manufactured housing community designated as the location of one
6 mobile home, manufactured home, or park model and its accessory
7 buildings, and intended for the exclusive use as a primary residence
8 by the occupants of that mobile home, manufactured home, or park
9 model;

10 (13) "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, manufactured
13 homes, or park models in which both the individual lots and the
14 common areas are owned by an association of shareholders which leases
15 or otherwise extends the right to occupy individual lots to its own
16 members;

17 (14) "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, manufactured
21 homes, or park models in which there is private ownership of the
22 individual lots and common, undivided ownership of the common areas
23 by owners of the individual lots;

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

31 (16) "Notice of opportunity to compete to purchase" means a
32 notice required under RCW 59.20.325;

33 (17) "Notice of sale" means a notice required under RCW 59.20.300
34 to be delivered to all tenants of a manufactured/mobile home
35 community and other specified parties within 14 days after the date
36 on which any advertisement, listing, or public or private notice is
37 first made advertising that a manufactured/mobile home community or
38 the property on which it sits is for sale or lease. A delivered
39 notice of opportunity to compete to purchase acts as a notice of
40 sale;

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

4 (19) "Orders" means written official military orders, or any
5 written notification, certification, or verification from the service
6 member's commanding officer, with respect to the service member's
7 current or future military status;

8 (20) "Park model" means a recreational vehicle intended for
9 permanent or semi-permanent installation and is used as a primary
10 residence;

11 (21) "Permanent change of station" means: (a) Transfer to a unit
12 located at another port or duty station; (b) change of a unit's home
13 port or permanent duty station; (c) call to active duty for a period
14 not less than 90 days; (d) separation; or (e) retirement;

15 (22) "Qualified sale of manufactured/mobile home community" means
16 the sale, as defined in RCW 82.45.010, of land and improvements
17 comprising a manufactured/mobile home community that is transferred
18 in a single purchase to a qualified tenant organization or to an
19 eligible organization for the purpose of preserving the property as a
20 manufactured/mobile home community;

21 (23) "Qualified tenant organization" means a formal organization
22 of tenants within a manufactured/mobile home community, with the only
23 requirement for membership consisting of being a tenant. If a
24 majority of the tenants, based on home sites within the manufactured/
25 mobile home community, agree that they want to preserve the
26 manufactured/mobile home community then they will appoint a
27 spokesperson to represent the wishes of the qualified tenant
28 organization to the landlord and the landlord's representative;

29 (24) "Recreational vehicle" means a travel trailer, motor home,
30 truck camper, or camping trailer that is primarily designed and used
31 as temporary living quarters, is either self-propelled or mounted on
32 or drawn by another vehicle, is transient, is not occupied as a
33 primary residence, and is not immobilized or permanently affixed to a
34 mobile home lot;

35 (25) "Resident nonprofit cooperative" means a nonprofit
36 cooperative corporation formed by a group of manufactured/mobile home
37 community residents for the purpose of acquiring the manufactured/
38 mobile home community in which they reside and converting the
39 manufactured/mobile home community to a mobile home park cooperative
40 or manufactured housing cooperative;

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

5 (27) "Tenant" means any person, except a transient, who rents a
6 mobile home lot;

7 (28) "Transient" means a person who rents a mobile home lot for a
8 period of less than one month for purposes other than as a primary
9 residence.

10 **Sec. 2.** RCW 59.20.325 and 2023 c 40 s 8 are each amended to read
11 as follows:

12 (1) An owner shall give written notice of an opportunity to
13 compete to purchase indicating the owner's interest in selling the
14 manufactured/mobile home community before the owner markets the
15 manufactured/mobile home community for sale or includes the sale of
16 the manufactured/mobile home community in a multiple listing, and
17 when the owner receives an offer to purchase that the owner intends
18 to consider unless that offer is received during the process under
19 RCW 59.20.330.

20 (2) The owner shall give the notice in subsection (1) of this
21 section by certified mail or personal delivery to:

22 (a) All tenants of the manufactured/mobile home community;

23 (b) A qualified tenant organization, if there is an existing
24 qualified tenant organization within the manufactured/mobile home
25 community;

26 (c) The department of commerce; and

27 (d) The Washington state housing finance commission.

28 (3) The notice required in subsection (1) of this section must
29 include:

30 (a) The date that the notice was mailed by certified mail or
31 personally delivered to all recipients set forth in subsection (2) of
32 this section;

33 (b) A statement that the owner is considering selling the
34 manufactured/mobile home community or the property on which it sits;

35 ((b)) (c) A statement that the tenants, through a qualified
36 tenant organization representing a majority of the tenants in the
37 community, based on home sites, or an eligible organization, have an
38 opportunity to compete to purchase the manufactured/mobile home
39 community;

1 (~~(e)~~) (d) A statement that in order to compete to purchase the
2 manufactured/mobile home community, within 70 days after (~~(delivery)~~)
3 the certified mailing or personal delivery date stated in accordance
4 with (a) of this subsection of the notice of the owner's interest in
5 selling the manufactured/mobile home community, the tenants must form
6 or identify a single qualified tenant organization for the purpose of
7 purchasing the manufactured/mobile home community and notify the
8 owner in writing of:

9 (i) The tenants' interest in competing to purchase the
10 manufactured/mobile home community; and

11 (ii) The name and contact information of the representative or
12 representatives of the qualified tenant organization with whom the
13 owner may communicate about the purchase; and

14 (~~(d)~~) (e) A statement that information about purchasing a
15 manufactured/mobile home community is available from the department
16 of commerce.

17 (4) The representative or representatives of the tenants
18 committee will be able to request park operating expenses described
19 in RCW 59.20.330 from the owner within a (~~(15-day)~~) 20-day
20 information period following delivery of the qualified tenant
21 organization's notice to the owner indicating interest in competing
22 to purchase the manufactured/mobile home community.

23 (5) An eligible organization may also compete to purchase and is
24 subject to the same time constraints and applicable conditions as a
25 qualified tenant organization.

26 **Sec. 3.** RCW 59.20.330 and 2023 c 40 s 9 are each amended to read
27 as follows:

28 (1) Within 70 days after (~~(delivery of)~~) the certified mailing or
29 personal delivery date stated in the notice of the opportunity to
30 compete to purchase the manufactured/mobile home community described
31 in RCW 59.20.325, if the tenants choose to compete to purchase the
32 manufactured/mobile home community in which the tenants reside, the
33 tenants must notify the owner in writing of:

34 (a) The tenants' interest in competing to purchase the
35 manufactured/mobile home community;

36 (b) Their formation or identification of a single qualified
37 tenant organization made up of a majority of the tenants in the
38 community, based on home sites, formed for the purpose of purchasing
39 the manufactured/mobile home community; and

1 (c) The name and contact information of the representative or
2 representatives of the qualified tenant organization with whom the
3 owner may communicate about the purchase.

4 (2) The tenants may only have one qualified tenant organization
5 for the purpose of purchasing the manufactured/mobile home community,
6 but they may partner with a nonprofit or a housing authority to act
7 with or for them subject to the same timelines, duties, and
8 obligations that would apply to tenants and qualified tenant
9 organizations under chapter 40, Laws of 2023.

10 (3) Within (~~15~~) 20 days following delivery of the notice in
11 subsection (1) of this section from the tenants to the owner:

12 (a) The designated representative or representatives of the
13 qualified tenant organization may make a written request to the owner
14 for:

15 (i) The asking price for the manufactured/mobile home community,
16 if any; (~~and~~) or

17 (ii) Financial information relating to the operating expenses of
18 the manufactured/mobile home community in order to assist them in
19 making an offer to purchase the park;

20 (b) The owner may make a written request to the designated
21 representative or representatives of the qualified tenant
22 organization for proof of intent to fund a sale;

23 (c) All written requests made pursuant to this subsection must be
24 fulfilled within 21 days from receipt unless otherwise agreed by the
25 qualified tenant organization and the owner;

26 (d) Unless waived by the provider, information provided pursuant
27 to this subsection shall be kept confidential, and a list must be
28 created of persons with whom the tenants may share information who
29 will also keep provided information confidential, including any of
30 the following persons that are either seeking to purchase the
31 manufactured/mobile home community on behalf of the tenants or
32 assisting the qualified tenant organization in evaluating or
33 purchasing the manufactured/mobile home community:

34 (i) A nonprofit organization or a housing authority;

35 (ii) An attorney or other licensed professional or adviser; and

36 (iii) A financial institution.

37 (4) Within 21 days after delivery of the information described in
38 subsection (3)(a) of this section, if the tenants choose to continue
39 competing to purchase the manufactured/mobile home community, the
40 tenants must:

1 (a) Form a resident nonprofit cooperative that is legally capable
2 of purchasing real property or associate with a nonprofit corporation
3 or housing authority that is legally capable of purchasing the
4 manufactured/mobile home community in which the tenants reside; and

5 (b) Submit to the owner a written offer to purchase the
6 manufactured/mobile home community, in the form of a proposed
7 purchase and sale agreement, and either a copy of the articles of
8 incorporation of the corporate entity or other evidence of the legal
9 capacity of the formed or associated corporate entity, nonprofit
10 corporation, or housing authority to purchase real property and the
11 manufactured/mobile home community.

12 (5) (a) Within 10 days of receiving the tenants' purchase and sale
13 agreement, the owner may accept the offer, reject the offer, or
14 submit a counteroffer.

15 (b) If the parties reach agreement on the purchase, the purchase
16 and sale agreement must specify the price, due diligence duties,
17 schedules, timelines, conditions, and any extensions.

18 (c) If the offer is rejected, then the owner must provide a
19 written explanation of why the offer is being rejected and what terms
20 and conditions might be included in a subsequent offer for the
21 landlord to potentially accept it, if any. The price, terms, and
22 conditions of an acceptable offer stated in the response must be
23 universal and applicable to all potential buyers and must not be
24 specific to and prohibitive of a qualified tenant organization or
25 eligible organization making a successful offer to purchase the park.

26 (d) If the tenants do not: (i) Act as required within the time
27 periods described in chapter 40, Laws of 2023; (ii) violate the
28 confidentiality agreement described in this section; or (iii) reach
29 agreement on a purchase with the owner, the owner is not obligated to
30 take additional action under chapter 40, Laws of 2023 and may record
31 an affidavit pursuant to RCW 59.20.345.

32 (6) An eligible organization acting on its own behalf is also
33 subject to the same requirements and applicable conditions as those
34 set out in this section.

35 **Sec. 4.** RCW 59.20.335 and 2023 c 40 s 10 are each amended to
36 read as follows:

37 (1) During the process described in RCW 59.20.325 and 59.20.330,
38 the parties shall act in good faith and in a commercially reasonable
39 manner, which includes a duty for the tenants to notify the owner

1 promptly if there is no intent to purchase the manufactured/mobile
2 home community or the property on which it sits. The parties have an
3 overall duty to act in good faith. With respect to negotiation, this
4 overall duty of good faith requirement means that the owner must
5 allow the tenants to develop an offer, must give their offer
6 reasonable consideration, (~~and~~) must inform the tenants if a higher
7 offer is submitted, and must work fairly with all competing buyers in
8 the provision of information regarding the highest bid in order for
9 all potential buyers to make further competitive offers. Furthermore,
10 the owner may not deny residents the same access to the community and
11 to information, such as operating expenses and rent rolls, that the
12 landowner would give to a commercial buyer. With respect to financial
13 information, all parties shall agree to keep this information
14 confidential.

15 (2) Except as provided in RCW 59.20.340(1), before selling a
16 manufactured/mobile home community to an entity that is not formed by
17 or associated with the tenants, or to an eligible organization, the
18 owner of the manufactured/mobile home community must give the notice
19 required by RCW 59.20.325 and comply with the requirements of RCW
20 59.20.330.

21 (3) A minor error in providing the notice required by RCW
22 59.20.325 or in providing operating expenses information required by
23 RCW 59.20.330 does not prevent the owner from selling the
24 manufactured/mobile home community to an entity that is not formed by
25 or associated with the tenants and does not cause the owner to be
26 liable to the tenants for damages or a penalty.

27 (4) During the process described in RCW 59.20.325 and 59.20.330,
28 the owner may seek, negotiate with, or enter into a contract subject
29 to the rights of the tenants in chapter 40, Laws of 2023 with
30 potential purchasers other than the tenants or an entity formed by or
31 associated with the tenants or another eligible organization.

32 (5) If the owner does not comply with the requirements of chapter
33 40, Laws of 2023 in a substantial way that prevents the tenants or an
34 eligible organization from competing to purchase the manufactured/
35 mobile home community, the tenants or eligible organization may:

36 (a) Obtain injunctive relief to prevent a sale or transfer to an
37 entity that is not formed by or associated with the tenants; and

38 (b) Recover actual damages not to exceed twice the monthly rent
39 from the owner for each tenant.

1 (6) If a party misuses or discloses, in a substantial way,
2 confidential information in violation of RCW 59.20.330, that party
3 may recover actual damages from the other party.

4 (7) The department of commerce shall prepare and make available
5 information for tenants about purchasing a manufactured dwelling or
6 manufactured/mobile home community.

7 **Sec. 5.** RCW 59.20.080 and 2023 c 40 s 5 are each amended to read
8 as follows:

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

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

28 (b) Nonpayment of rent or other charges specified in the rental
29 agreement, upon 14 days written notice to pay rent and/or other
30 charges or to vacate;

31 (c) Conviction of the tenant of a crime, commission of which
32 threatens the health, safety, or welfare of the other mobile home
33 park tenants. The tenant shall be given written notice of a 15-day
34 period in which to vacate;

35 (d) Failure of the tenant to comply with local ordinances and
36 state laws and regulations relating to mobile homes, manufactured
37 homes, or park models or mobile home, manufactured homes, or park
38 model living within a reasonable time after the tenant's receipt of

1 notice of such noncompliance from the appropriate governmental
2 agency;

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

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

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

17 (iii) The mobile home park or manufactured housing community is
18 sold to an eligible organization;

19 (iv) The landlord provides relocation assistance of at least
20 \$15,000 for a multisection home or of at least \$10,000 for a single
21 section home, establishes a simple, straightforward, and timely
22 process for compensating the tenants for the loss of their homes and
23 actually compensates the tenants for the loss of their homes, at the
24 greater of 50 percent of their assessed market value in the tax year
25 prior to the notice of closure being issued, or \$5,000, at any point
26 during the closure notice period and prior to a change of use or sale
27 of the property. At such time as the compensation is paid, the tenant
28 shall be given written notice of at least 12 months in which to
29 vacate that includes department of commerce contact information, as
30 provided by the department of commerce, identifying financial and
31 technical assistance programs available to support eligible tenant
32 relocation activities, and the tenant shall continue to pay rent for
33 as much time as he or she remains in the mobile home park or
34 manufactured housing community. Nothing in this subsection (1)(e)(iv)
35 prevents a tenant from relocating his or her home out of the mobile
36 home park or manufactured housing community pursuant to chapter 59.21
37 RCW. In the event that a home remains in the mobile home park or
38 manufactured housing community after a tenant vacates, the landlord
39 shall be responsible for its demolition or disposal. A landlord is
40 still eligible for demolition and disposal costs pursuant to RCW

1 59.21.021. Homeowners who receive payments or financial assistance
2 from landlords as described in this subsection (1)(e)(iv) remain
3 eligible to receive other state assistance for which they may be
4 eligible including, but not limited to, relocation assistance funds
5 pursuant to RCW 59.21.021; or

6 (v) The landlord provides relocation assistance of at least
7 \$15,000 for a multisection home and of at least \$10,000 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 18 months in which to vacate that includes department of
12 commerce contact information, as provided by the department of
13 commerce, identifying financial and technical assistance programs
14 available to support eligible tenant relocation activities, and the
15 tenant shall continue to pay rent for as much time as he or she
16 remains in the mobile home park or manufactured housing community.
17 Nothing in this subsection (1)(e)(v) prevents a tenant from
18 relocating his or her home out of the mobile home park or
19 manufactured housing community pursuant to chapter 59.21 RCW. In the
20 event that a home remains in the mobile home park or manufactured
21 housing community after a tenant vacates, the landlord shall be
22 responsible for its demolition or disposal. A landlord is still
23 eligible for demolition and disposal costs pursuant to RCW 59.21.021.
24 Homeowners who receive payments or financial assistance from
25 landlords as described in this subsection (1)(e)(v) remain eligible
26 to receive other state assistance for which they may be eligible
27 including, but not limited to, relocation assistance funds pursuant
28 to RCW 59.21.021;

29 (f) Engaging in "criminal activity." "Criminal activity" means a
30 criminal act defined by statute or ordinance that threatens the
31 health, safety, or welfare of the tenants. A park owner seeking to
32 evict a tenant or occupant under this subsection need not produce
33 evidence of a criminal conviction, even if the alleged misconduct
34 constitutes a criminal offense. Notice from a law enforcement agency
35 of criminal activity constitutes sufficient grounds, but not the only
36 grounds, for an eviction under this subsection. Notification of the
37 seizure of illegal drugs under RCW 59.20.155 is evidence of criminal
38 activity and is grounds for an eviction under this subsection. The
39 requirement that any tenant or occupant register as a sex offender
40 under RCW 9A.44.130 is grounds for eviction of the sex offender under

1 this subsection. If criminal activity is alleged to be a basis of
2 termination, the park owner may proceed directly to an unlawful
3 detainer action;

4 (g) The tenant's application for tenancy contained a material
5 misstatement that induced the park owner to approve the tenant as a
6 resident of the park, and the park owner discovers and acts upon the
7 misstatement within one year of the time the resident began paying
8 rent;

9 (h) If the landlord serves a tenant three 20-day notices, each of
10 which was valid under (a) of this subsection at the time of service,
11 within a 12-month period to comply or vacate for failure to comply
12 with the material terms of the rental agreement or an enforceable
13 park rule, other than failure to pay rent by the due date. The
14 applicable 12-month period shall commence on the date of the first
15 violation;

16 (i) Failure of the tenant to comply with obligations imposed upon
17 tenants by applicable provisions of municipal, county, and state
18 codes, statutes, ordinances, and regulations, including this chapter.
19 The landlord shall give the tenant written notice to comply
20 immediately. The notice must state that failure to comply will result
21 in termination of the tenancy and that the tenant shall vacate the
22 premises within 15 days;

23 (j) The tenant engages in disorderly or substantially annoying
24 conduct upon the park premises that results in the destruction of the
25 rights of others to the peaceful enjoyment and use of the premises.
26 The landlord shall give the tenant written notice to comply
27 immediately. The notice must state that failure to comply will result
28 in termination of the tenancy and that the tenant shall vacate the
29 premises within 15 days;

30 (k) The tenant creates a nuisance that materially affects the
31 health, safety, and welfare of other park residents. The landlord
32 shall give the tenant written notice to cease the conduct that
33 constitutes a nuisance immediately. The notice must describe the
34 nuisance and state (i) what the tenant must do to cease the nuisance
35 and (ii) that failure to cease the conduct will result in termination
36 of the tenancy and that the tenant shall vacate the premises in five
37 days;

38 (l) Any other substantial just cause that materially affects the
39 health, safety, and welfare of other park residents. The landlord
40 shall give the tenant written notice to comply immediately. The

1 notice must describe the harm caused by the tenant, describe what the
2 tenant must do to comply and to discontinue the harm, and state that
3 failure to comply will result in termination of the tenancy and that
4 the tenant shall vacate the premises within 15 days; or

5 (m) Failure to pay rent by the due date provided for in the
6 rental agreement three or more times in a 12-month period, commencing
7 with the date of the first violation, after service of a 14-day
8 notice to comply or vacate.

9 (2) Within five days of a notice of eviction as required by
10 subsection (1)(a) of this section, the landlord and tenant shall
11 submit any dispute to mediation. The parties may agree in writing to
12 mediation by an independent third party or through industry mediation
13 procedures. If the parties cannot agree, then mediation shall be
14 through industry mediation procedures. A duty is imposed upon both
15 parties to participate in the mediation process in good faith for a
16 period of 10 days for an eviction under subsection (1)(a) of this
17 section. It is a defense to an eviction under subsection (1)(a) of
18 this section that a landlord did not participate in the mediation
19 process in good faith.

20 (3) Except for a tenant evicted under subsection (1)(c) or (f) of
21 this section, a tenant evicted from a mobile home park under this
22 section shall be allowed 120 days within which to sell the tenant's
23 mobile home, manufactured home, or park model in place within the
24 mobile home park: PROVIDED, That the tenant remains current in the
25 payment of rent incurred after eviction, and pays any past due rent,
26 reasonable attorneys' fees and court costs at the time the rental
27 agreement is assigned. The provisions of RCW 59.20.073 regarding
28 transfer of rental agreements apply.

29 (4) Chapters 59.12 and 59.18 RCW govern the eviction of
30 recreational vehicles, as defined in RCW 59.20.030, from mobile home
31 parks. This chapter governs the eviction of mobile homes,
32 manufactured homes, park models, and recreational vehicles used as a
33 primary residence from a mobile home park.

34 **Sec. 6.** RCW 59.21.030 and 2019 c 342 s 10 are each amended to
35 read as follows:

36 (1) The closure notice required by RCW 59.20.080 before park
37 closure or conversion of the park shall be given to the director or
38 the director's designee and all tenants in writing, and conspicuously
39 posted at all park entrances.

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

3 "CLOSURE NOTICE TO TENANTS

4 NOTICE IS HEREBY GIVEN on the day of,, of
5 a conversion of this mobile home park or manufactured housing
6 community to a use other than for mobile homes, manufactured homes,
7 or park models, or of a conversion of the mobile home park or
8 manufactured housing community to a mobile home park cooperative or a
9 mobile home park subdivision. This change of use becomes effective on
10 the day of,, which is the date (~~twelve~~
11 ~~months~~) two years after the date this closure notice is given.

12 PARK OR COMMUNITY MANAGEMENT OR OWNERSHIP INFORMATION:

13 For information during the period preceding the effective change
14 of use of this mobile home park or manufactured housing community on
15 the day of,, contact:

16 Name:

17 Address:

18 Telephone:

19 PURCHASER INFORMATION, if applicable:

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

22 Name:

23 Address:

24 Telephone:

25 PARK PURCHASE BY TENANT ORGANIZATIONS, if applicable:

26 The owner of this mobile home park or manufactured housing
27 community may be willing to entertain an offer of purchase by an
28 organization or group consisting of park or community tenants or a
29 not-for-profit agency designated by the tenants. Tenants should
30 contact the park owner or park management with such an offer. Any
31 such offer must be made and accepted prior to closure, and the
32 timeline for closure remains unaffected by an offer. Acceptance of
33 any offer is at the discretion of the owner and is not a first right
34 of refusal.

35 RELOCATION ASSISTANCE RESOURCES:

36 For information about the availability of relocation assistance,
37 contact the Office of Mobile/Manufactured Home Relocation Assistance
38 within the Department of Commerce."

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

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

4 (b) Notice to the director or director's designee must include:

5 (i) A good faith estimate of the timetable for removal of the mobile
6 homes; (ii) the reason for closure; and (iii) a list of the names and
7 mailing addresses of the current registered park tenants. Notice
8 required under this subsection must be sent to the director or
9 director's designee within (~~ten~~) 10 business days of the date
10 notice was given to all tenants as required by RCW 59.20.080; and

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

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

16 **Sec. 7.** RCW 59.21.040 and 2023 c 259 s 3 are each amended to
17 read as follows:

18 A tenant is not entitled to relocation assistance under this
19 chapter if: (1) The tenant has given notice to the landlord of his or
20 her intent to vacate the park and terminate the tenancy before any
21 written notice of closure pursuant to RCW 59.20.080(1)(e) has been
22 given; or (2) the tenant purchased a mobile home already situated in
23 the park or moved a mobile home into the park after a written notice
24 of closure pursuant to RCW (~~59.20.090~~) 59.20.080(1)(e) has been
25 given and the person received actual prior notice of the change or
26 closure(~~;~~ ~~or~~ (3) ~~the tenant receives assistance from an outside~~
27 ~~source that exceeds the maximum amounts of assistance to which a~~
28 ~~person is entitled under RCW 59.21.021(3), except that a tenant~~
29 ~~receiving relocation assistance from a landlord pursuant to RCW~~
30 ~~59.20.080 remains eligible for the maximum amounts of assistance~~
31 ~~under this chapter)). However, no tenant may be denied relocation~~
32 assistance under subsection (1) of this section if the tenant has
33 remained on the premises and continued paying rent for a period of at
34 least six months after giving notice of intent to vacate and before
35 receiving formal notice of a closure or change of use.

--- END ---