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HOUSE BILL 2450

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State of Washington                      52nd Legislature                      1992 Regular Session

By Representatives Winsley, Franklin, Mitchell and Paris

Read first time 01/17/92. Referred to Committee on Housing.

1            AN ACT Relating to mobile home parks; and amending RCW 59.20.070.

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

3            **Sec. 1.** RCW 59.20.070 and 1987 c 253 s 1 are each amended to read  
4 as follows:

5            A landlord shall not:

6            (1) Deny any tenant the right to sell such tenant's mobile home  
7 within a park or require the removal of the mobile home from the park  
8 because of the sale thereof. Requirements for the transfer of the  
9 rental agreement are in RCW 59.20.073;

10            (2) Restrict the tenant's freedom of choice in purchasing goods or  
11 services but may reserve the right to approve or disapprove any  
12 exterior structural improvements on a mobile home space: PROVIDED,  
13 That door-to-door solicitation in the mobile home park may be  
14 restricted in the rental agreement;

1 (3) Prohibit meetings by tenants of the mobile home park to discuss  
2 mobile home living and affairs, conducted at reasonable times and in an  
3 orderly manner on the premises, nor penalize any tenant for  
4 participation in such activities;

5 (4) Prohibit any public official or candidate from meeting with or  
6 distributing information to tenants in their individual mobile homes,  
7 nor penalize any tenant for participating in these meetings or  
8 receiving this information;

9 (5) Evict a tenant, terminate a rental agreement, decline to renew  
10 a rental agreement, increase rental or other tenant obligations,  
11 decrease services, or modify park rules in retaliation for any of the  
12 following actions on the part of a tenant taken in good faith:

13 (a) Filing a complaint with any state, county, or municipal  
14 governmental authority relating to any alleged violation by the  
15 landlord of an applicable statute, regulation, or ordinance;

16 (b) Requesting the landlord to comply with the provision of this  
17 chapter or other applicable statute, regulation, or ordinance of the  
18 state, county, or municipality;

19 (c) Filing suit against the landlord for any reason;

20 (d) Participation or membership in any homeowners association or  
21 group;

22 ~~((+5))~~ (6) Charge to any tenant a utility fee in excess of actual  
23 utility costs or intentionally cause termination or interruption of any  
24 tenant's utility services, including water, heat, electricity, or gas,  
25 except when an interruption of a reasonable duration is required to  
26 make necessary repairs;

27 ~~((+6))~~ (7) Remove or exclude a tenant from the premises unless  
28 this chapter is complied with or the exclusion or removal is under an  
29 appropriate court order; or

1        (~~(7)~~) (8) Prevent the entry or require the removal of a mobile  
2 home for the sole reason that the mobile home has reached a certain  
3 age. Nothing in this subsection shall limit a landlords' right to  
4 exclude or expel a mobile home for any other reason provided such  
5 action conforms to chapter 59.20 RCW or any other statutory provision.