

FINAL BILL REPORT

SB 5164

C 118 L 98

Synopsis as Enacted

Brief Description: Removing certain tenants and occupants from a mobile home park.

Sponsors: Senators Haugen, Long, Goings, Patterson, Franklin and Bauer.

Senate Committee on Financial Institutions, Insurance & Housing
House Committee on Trade & Economic Development

Background: Mobile home park landlords may only evict tenants for the reasons listed in the Mobile Home Landlord-Tenant Act. One of the reasons listed is engaging in criminal activity,— which is defined as a criminal act defined by statute that threatens the health, safety, or welfare of the tenants.— Conviction of a crime is not required. Notice from a law enforcement agency of criminal activity on the part of a tenant is grounds for eviction.

Mobile home park tenants sometimes require the assistance of a live-in care giver. The occupancy rights of care givers are unclear.

Summary: The term occupant— is added to the definitions section of the Mobile Home Landlord-Tenant Act. It is defined as any person, including a live-in care provider, other than a tenant, who occupies a mobile home and mobile home lot.

The eviction provisions of the Mobile Home Landlord-Tenant Act are amended to include occupants.—

The requirement that a tenant or occupant register as a sex offender with local law enforcement is grounds for eviction.

Outdated references to eviction without cause are removed.

Votes on Final Passage:

Senate	43	5	
House	97	0	(House amended)
Senate	37	6	(Senate concurred)

Effective: June 11, 1998