

5481-S

Sponsor(s): Senate Committee on Commerce, Trade, Housing & Financial Institutions (originally sponsored by Senators Prentice, Winsley, Gardner, Hale, Rasmussen, T. Sheldon, Goings and Costa)

Brief Description: Siting manufactured housing.

SB 5481-S - DIGEST

(SEE ALSO PROPOSED 2ND SUB)

Finds that manufactured housing built to federal standards should not be prohibited or restrained beyond restraints or prohibitions placed on site-built single-family residences, either through personal or public restrictions, and that any such restrictions are contrary to the public policy of the state that encourages housing affordability and consumer choice absent restraint of trade by private or public entities.

Provides that any city or county that plans or elects to plan under chapter 36.70A RCW must allow in any zoning district for single-family residences, single-family designated manufactured homes as defined in RCW 43.63B.010, 35.63.160, or 35A.63.145, that are thermally equivalent to the state energy code and manufactured after April 1, 1992, to be sited on individual lots subject only to land use regulations applicable to all other single-family residences on individual lots in such districts. This provision does not prevent the adoption of home design regulations to assure neighborhood compatibility provided such regulations apply equally to homes regulated under the state building code and designated manufactured homes as defined in RCW 43.63B.010, 35.63.160, or 35A.63.145.