
SENATE BILL 6124

State of Washington

61st Legislature

2009 Regular Session

By Senator Hobbs

Read first time 03/19/09. Referred to Committee on Government Operations & Elections.

1 AN ACT Relating to manufactured/mobile home parks in the regional
2 transfer of development rights program; amending RCW 43.362.005; and
3 adding a new section to chapter 43.362 RCW.

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

5 **Sec. 1.** RCW 43.362.005 and 2007 c 482 s 1 are each amended to read
6 as follows:

7 The legislature finds that current concern over the rapid and
8 increasing loss of rural, agricultural, and forested land has led to
9 the exploration of creative approaches to preserving these important
10 lands. The legislature finds also that the creation of a regional
11 transfer of development rights marketplace will assist in slowing the
12 conversion of these lands.

13 The legislature further finds that transferring development rights
14 is a market-based technique that encourages the voluntary transfer of
15 growth from places where a community would like to see less
16 development, referred to as sending areas, to places where a community
17 would like to see more development, referred to as receiving areas.
18 Under this technique, permanent deed restrictions are placed on the
19 sending area properties to ensure that the land will be used only for

1 approved activities such as farming, forest management, conservation,
2 or passive recreation. Also under this technique, the costs of
3 purchasing the recorded development restrictions are borne by the
4 developers who receive the building credit or bonus.

5 The legislature further finds that a successful transfer of
6 development rights program must consider housing affordable to all
7 economic segments of the population in designated sending areas.
8 Manufactured/mobile home parks have a long history as areas that
9 provide housing opportunities for all economic segments of the
10 population. Their numbers are shrinking due to development pressures
11 that threaten to eliminate this housing option. The inclusion of
12 manufactured/mobile home parks in the regional transfer of development
13 rights program will assist in slowing the conversion of these areas.

14 Accordingly, the legislature has determined that it is good public
15 policy to build upon existing transfer of development rights programs,
16 pilot projects, and private initiatives that foster effective use of
17 transferred development rights through the creation of a market-based
18 program that focuses on the central Puget Sound region.

19 NEW SECTION. Sec. 2. A new section is added to chapter 43.362 RCW
20 to read as follows:

21 Counties shall use as a criteria to guide the designation of
22 sending areas for participation in the regional transfer of development
23 rights program that the land is in current use as a manufactured/mobile
24 home park as defined in chapter 59.20 RCW.

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