
SENATE BILL 5448

State of Washington

62nd Legislature

2011 Regular Session

By Senators Schoesler and Shin

Read first time 01/26/11. Referred to Committee on Financial Institutions, Housing & Insurance.

1 AN ACT Relating to conforming certain manufactured/mobile home
2 dispute resolution program definitions with certain manufactured/mobile
3 home landlord-tenant act definitions; and amending RCW 59.30.020.

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

5 **Sec. 1.** RCW 59.30.020 and 2007 c 431 s 2 are each amended to read
6 as follows:

7 For purposes of this chapter:

8 (1) "Complainant" means a landlord, community owner, or tenant, who
9 has a complaint alleging a violation of chapter 59.20 RCW;

10 (2) "Department" means the department of licensing;

11 (3) "Director" means the director of licensing;

12 (4) "Landlord" or "community owner" means the owner of a mobile
13 home park or a manufactured housing community and includes the agents
14 of a landlord;

15 (5) "Manufactured home" means a single-family dwelling built
16 according to the United States department of housing and urban
17 development manufactured home construction and safety standards act,
18 which is a national preemptive building code. A manufactured home
19 also: (a) Includes plumbing, heating, air conditioning, and electrical

1 systems; (b) is built on a permanent chassis; and (c) can be
2 transported in one or more sections with each section at least eight
3 feet wide and forty feet long when transported, or when installed on
4 the site is three hundred twenty square feet or greater;

5 (6) "Mobile home" means a factory-built dwelling built prior to
6 June 15, 1976, to standards other than the United States department of
7 housing and urban development code, and acceptable under applicable
8 state codes in effect at the time of construction or introduction of
9 the home into the state. Mobile homes have not been built since the
10 introduction of the United States department of housing and urban
11 development manufactured home construction and safety act;

12 (7) "Manufactured/mobile home" means either a manufactured home or
13 a mobile home;

14 (8) "Manufactured/mobile home lot" means a portion of a
15 manufactured/mobile home community designated as the location of one
16 mobile home, manufactured home, or park model and its accessory
17 buildings, and intended for the exclusive use as a primary residence by
18 the occupants of that mobile home, manufactured home, or park model;

19 (9) "Mobile home park," "manufactured housing community," or
20 "manufactured/mobile home community" means any real property that is
21 rented or held out for rent to others for the placement of two or more
22 mobile homes, manufactured homes, or park models(~~(, or recreational~~
23 ~~vehicles))~~) for the primary purpose of production of income, except
24 where the real property is rented or held out for rent for seasonal
25 recreational purposes only and is not used for year-round occupancy;

26 (10) "Owner" means one or more persons, jointly or severally, in
27 whom is vested:

- 28 (a) All or part of the legal title to the real property; or
- 29 (b) All or part of the beneficial ownership, and a right to present
30 use and enjoyment of the real property;

31 (11) "Park model" means a recreational vehicle intended for
32 permanent or semipermanent installation and is used as a permanent
33 residence;

34 (12) "Recreational vehicle" means a travel trailer, motor home,
35 truck camper, or camping trailer that is primarily designed and used as
36 ~~((a permanent residence located in a mobile home park or manufactured~~
37 ~~housing community)) temporary living quarters, is either self-propelled~~

1 or mounted on or drawn by another vehicle, is transient, is not
2 occupied as a primary residence, and is not immobilized or permanently
3 affixed to a mobile home lot;

4 (13) "Respondent" means a landlord, community owner, or tenant,
5 alleged to have committed (~~to~~) a violation of chapter 59.20 RCW;

6 (14) "Tenant" means any person, except a transient as defined in
7 RCW 59.20.030, who rents a mobile home lot.

--- END ---