
SUBSTITUTE SENATE BILL 5131

State of Washington

66th Legislature

2019 Regular Session

By Senate Housing Stability & Affordability (originally sponsored by Senators Takko, Short, and Kuderer)

READ FIRST TIME 01/24/19.

1 AN ACT Relating to sales of manufactured/mobile or park model
2 homes at county treasurer's foreclosure or distraint sales; and
3 amending RCW 46.12.700.

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

5 **Sec. 1.** RCW 46.12.700 and 2011 c 171 s 38 are each amended to
6 read as follows:

7 (1) **Titling options.** An owner of a manufactured home shall
8 establish ownership in the manufactured home by either:

9 (a) Applying for a certificate of title as required under this
10 chapter; or

11 (b) Eliminating the certificate of title under chapter 65.20 RCW.

12 (2) **Exemption.** This section does not apply to a manufactured home
13 held for resale by a dealer or manufacturer.

14 (3) **Transferring ownership.** (a) A registered owner of record must
15 sign the certificate of title releasing the owner's interest when
16 transferring ownership of a manufactured home. If the manufactured
17 home was manufactured before June 15, 1976, the registered owner must
18 sign an affidavit on a form approved by the department. The affidavit
19 must state that the purchaser was notified that failure of the
20 manufactured home to meet federal housing and urban development
21 standards or failure of the manufactured home to meet a fire and

1 safety inspection by the department of labor and industries may
2 result in denial by a local jurisdiction of a permit to site the
3 manufactured home.

4 (b) When a manufactured/mobile or park model home is sold at a
5 county treasurer's foreclosure or distraint sale, the registered
6 owner of record, legal owner on title, and the purchaser are not
7 required to sign the certificate of title and title application to
8 transfer title. Any lienholder interest in a manufactured/mobile or
9 park model home is extinguished by the county treasurer's foreclosure
10 or distraint sale, provided that such lienholder has been provided a
11 copy of the notice of the sale at his or her last known address, by
12 registered letter, at least thirty days prior to the date of sale.

13 (4) **Evidence of taxes paid.** Before accepting an application for a
14 certificate of title for a manufactured home, the department, county
15 auditor or other agent, or subagent appointed by the director shall
16 require the applicant to provide evidence that any taxes due on the
17 sale of the manufactured home under chapters 82.45 and 84.52 RCW have
18 been paid. Acceptable evidence includes a copy of:

19 (a) The real estate excise tax affidavit that has been stamped by
20 the county treasurer; or

21 (b) A treasurer certificate that is prepared by the treasurer of
22 the county in which a used manufactured home is located and that
23 states that all property taxes due upon the used manufactured home
24 being sold have been satisfied.

25 (5) **County assessor notification.** The department shall notify the
26 county assessor of the county where the manufactured home is located
27 when ownership of a manufactured home is transferred. The
28 notification must include the name and address of the former owner
29 and the new owner.

30 (6) **Title elimination.** The certificate of title for a
31 manufactured home may be eliminated or not issued when the
32 manufactured home is registered under chapter 65.20 RCW. If the
33 certificate of title is eliminated or not issued, the application
34 must be recorded in the county property records of the county where
35 the real property to which the home is affixed is located. All
36 vehicle license fees and taxes applicable to manufactured homes under
37 this chapter are due and must be collected before recording the
38 ownership with the county auditor.

1 (7) **Rules.** The department may adopt rules as necessary to
2 implement this section.

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