

REVENUE: May have revenue impact, statement not yet issued

FISCAL: May have fiscal impact, statement not yet issued

Action:	Do Pass as Amended and Be Printed Engrossed and Be Referred to the Committee on Revenue by Prior Reference
Vote:	4 - 3 - 0
Yeas:	Bonamici, Galizio, Riley, Holvey
Nays:	Gilliam, Girod, Nelson
Exc.:	0
Prepared By:	Steve Dixon, Administrator
Meeting Dates:	3/2, 4/2, 4/23

WHAT THE MEASURE DOES: Requires landlord owning manufactured dwelling park to pay moneys to tenants displaced by park closure. Renews and extends tax credits for all tenants displaced by park closure. Renews capital gains tax break for landlords that sell manufactured home park to preferred entities which will maintain park as affordable housing.

HB 2735 requires a 365 day notice of termination of tenancy by a manufactured home park landlord to tenants if the termination is the result of a the sale of the park. Landlords are required to pay each tenant whose rental agreement is terminated the following amounts regardless if the tenant is moving the structure or abandoning it:

- \$5,000 if the manufactured dwelling is a single-wide dwelling
- \$7,500 if the manufactured dwelling is a double-wide dwelling.
- \$9,000 if the manufactured dwelling is a triple-wide dwelling.

HB 2735 also extends a \$10,000 dollar tax credit to tenants displaced due to sale of park. The bill provides for a capital gains tax break for landlords that sell their parks to preferred entities, which are designated as resident cooperatives, community development corporations or public housing authorities. Freezes property taxes assessment for five years on Manufactured home park property. Moreover, this measure requires landlords to negotiate in good faith with one of the preferred entities for 60 days before selling the park.

ISSUES DISCUSSED:

- Preemption of local government ordinances.
- Difficulties and costs faced by tenants displaced park closures.
- Reasons behind park closures.
- Rights and responsibilities of park owners and incentive behind the selling of parks.
- What effects, if any, would Measure 37 have on HB 2735 A
- Effects of property tax freeze on local government and effect of other tax components in HB 2735 A
- Tenant and landlord negotiations that lead to HB 2735

EFFECT OF COMMITTEE AMENDMENT: Permits local ordinances in place before the effective date of HB 2735 A to remain in effect. Local ordinances cannot have less protections for tenants that those in HB 2735A

BACKGROUND:

5/7/2007 1:17:00 PM

This summary has not been adopted or officially endorsed by action of the committee.