

**REVENUE:** No revenue impact

**FISCAL:** Fiscal statement issued

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**Action:** Do Pass as Amended and Be Printed Engrossed

**Vote:** 5 - 0 - 0

**Yeas:** Burdick, George, Girod, Rosenbaum, Bonamici

**Nays:** 0

**Exc.:** 0

**Prepared By:** Lori Brocker, Administrator

**Meeting Dates:** 3/26, 4/7, 4/9, 4/14

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**WHAT THE MEASURE DOES:** Allows landlord to convert certain utility and service billing methods. Prescribes procedures for conversion. Allows landlord to add additional amounts to billing of certain service or utility charges. Specifies limitations and procedures for billing additions. Requires landlord to make utility billing records from preceding year available to tenant. Specifies conditions of pro-rata billing method. Requires Housing and Community Services Department to adopt rules and appoint advisory committee to assist in implementation of registration and continuing education requirements. Requires manufactured dwelling park landlord to register annually and assesses \$25 annual registration fee. Increases maximum civil penalty for violation of registration or continuing education requirements from \$500 to \$1,000. Allows lien against park if civil penalty assessment is not paid within 90 days. Allows temporary occupancy agreement between landlord and tenant. Specifies conditions, limitations and contents of temporary occupancy agreement. Allows tenant to place political signs in or on tenant's rented space. Eliminates right of landlord to control character of political sign.

**ISSUES DISCUSSED:**

- Amendments
- Method of billing tenants' utility usage
- Submetering
- Pro-rata billing
- Per occupant and per space billing
- Civil penalty provision increasing time for payment
- Review of billing records
- Management of manufactured dwelling parks
- Variance of water usage among tenants
- Federal Fair Housing laws
- Temporary occupancy agreement
- Personnel used to enforce measure provisions

**EFFECT OF COMMITTEE AMENDMENT:** Clarifies amount of potential recovery by tenant from landlord if landlord does not comply with billing method conversion provisions. Revises provisions relating to utility and service charges. Replaces temporary occupancy agreement section to clarify procedures and language. Increases time allowed for payment of civil penalty.

**BACKGROUND:** The Manufactured Housing Landlord-Tenant Coalition has been working on legislation that would improve the laws that govern the relationship between landlords and tenants in manufactured dwelling parks. Senate Bill 772A is the culmination of the coalition efforts.

4/17/2009 3:04:00 PM

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