

**REVENUE: No revenue impact**

**FISCAL: Minimal fiscal impact, no statement issued**

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<b>Action:</b>	Do Pass as Amended and Be Printed Engrossed
<b>Vote:</b>	8 - 0 - 0
<b>Yeas:</b>	Cameron, Clem, Conger, Matthews, Sheehan, Smith J., Holvey, Whisnant
<b>Nays:</b>	0
<b>Exc.:</b>	0
<b>Prepared By:</b>	Jan Nordlund, Administrator
<b>Meeting Dates:</b>	5/17, 5/26

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**WHAT THE MEASURE DOES:** Allows certain landlords to use super-conservation pro rata billing method for water. Allows landlord to unilaterally amend a rental agreement when switching to super-conservation pro rata billing method. Allows landlord to add a pro rata charge for storm water and for wastewater, if the utility does not bill the landlord for wastewater as a percentage of water. Regulates the process for converting to submeters. Specifies that submeter installation falls under the minor plumbing and minor construction label programs. Modifies provisions regulating conversion to subdivision of manufactured dwelling park or mobile home park. Reduces mandatory training on landlord/tenant law for park managers. Extends sunset to 2018 on the authorization for Department of Justice and Department of Administrative Services to bring claims under the Unlawful Trade Practices Act when landlord interferes with tenant's right to sell his or her manufactured dwelling in place. Deletes sunset provision on mandatory landlord registration and education requirements. Deletes sunset provision granting rulemaking authority. Declares emergency, effective on passage.

**ISSUES DISCUSSED:**

- Efforts of Manufactured Housing Landlord/Tenant Coalition
- Submetering for water
- Conversion of parks to subdivisions

**EFFECT OF COMMITTEE AMENDMENT:** Replaces the original bill.

**BACKGROUND:** Landlords of manufactured dwelling parks can recover the cost of water in one of three ways: as part of the rent; on a pro rata basis in which water consumption for the entire park is divided on a pro rata basis among the residents, usually per space; or by billing each resident separately based on individual submeters that measure actual water consumption at each space. Senate Bill 929 (2009) requires landlords of large manufactured dwelling parks (200 or more spaces) to no longer charge tenants for water using a pro rata billing method and to convert to water submeters by December 31, 2012.

Senate Bill 294-A allows the large parks which must convert to submeters to instead take steps to implement a "super conservation pro rata" billing method. It also allows landlords to recover the cost of installing submeters by imposing a special assessment that is spread over at least 60 months and after notice is given to tenants. In addition to addressing submetering for utilities, the bill also clarifies statutes regarding tenant rights when a manufactured dwelling park or mobile home park is converted to a subdivision.

Senate Bill 294-A is the work product of the Manufactured Housing Landlord/Tenant Coalition. The Coalition consists of about 25 active members representing park residents, park owners, manufacturers, affordable housing nonprofits, submetering companies, and the Manufactured Communities Resource Center. The Coalition negotiated the provisions of Senate Bill 294-A during 19 meetings held during the 2009-11 interim.

5/27/2011 5:06:00 PM

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