

REVENUE: No revenue impact

FISCAL: Minimal fiscal impact, no statement issued

Action: Do Pass with Amendments to the A-Engrossed Measure. (Printed B-Engrossed)

Vote: 5 - 0 - 0

Yeas: Baertschiger, George, Monnes Anderson, Prozanski, Shields

Nays: 0

Exc.: 0

Prepared By: Channa Newell, Administrator

Meeting Dates: 5/22, 5/29

WHAT THE MEASURE DOES: Establishes landlord and tenant responsibilities for hazard trees. Specifies when landlord must maintain hazard trees and provides right of entry to inspect and maintain trees on rented property, with reasonable notice to tenant. Requires landlord provide clear and separate statements of rent due and amount of utility charge due. Excludes certain manufactured structure dealers and manufactured dwelling park owners who offer and hold specified loans on manufactured dwelling structures from requirement to obtain mortgage loan originator license. Becomes operative January 1, 2014. Declares emergency, effective on passage.

ISSUES DISCUSSED:

- History of Manufactured Housing Landlord/Tenant Coalition and compromise legislation
- Definition of hazard tree
- Problems with determining whether park owner or home owner should maintain trees
- Clarification of utility charge due date
- Park owner may sell vacant manufactured homes in park to new tenants
- Application and intention of exemption of requirement to obtain mortgage loan originator license

EFFECT OF COMMITTEE AMENDMENT: Removes reference to individual securing three or fewer residential mortgage loans in exemption from requirement to obtain mortgage loan originator license.

BACKGROUND: The Manufactured Housing Landlord/Tenant Coalition is a group of 18 active members, composed of landlords, tenants, manufactured housing park managers, manufacturers, nonprofits, marina owners, and the state Manufactured Communities Resource Center. The Coalition meets throughout the interim to develop consensus legislation. House Bill 3482-B is the Coalition's 2013 proposed legislation.

House Bill 3482-B addresses the responsibilities of manufactured dwelling park owners and tenants in regards to hazardous trees found in the park. The measure makes changes to statutes governing the payment of utility fees so that they are consistent with the statute regarding rent payments. The measure also provides a limited exemption to the requirement that certain individuals obtain a mortgage loan originators license if the person is a manufactured home dealer or landlord selling a used home for occupancy in a park.