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From the desk of
Senator Monnes Anderson



**SUPPORT HB 3016A
2015 MANUFACTURED HOUSING
LANDLORD/TENANT COALITION BILL**

HB 3016A is the product of the 2015 Manufactured Housing Landlord/Tenant Coalition, and comes to you with unanimous support from both your Senate Human Services and Early Education Committee and from the House Floor. The Manufactured Housing Landlord/Tenant Coalition has produced a negotiated, compromise bill in every legislative session since 1997. The coalition consists of manufactured home park residents, landlords, manufacturers, nonprofits, and other interested parties. The Coalition had 11 meetings between May 2014 and February 2015, of three hours each, to negotiate this bill. All parties to the Coalition support the bill, and there are no known opponents.

The bill addresses four issues:

- 1) Technical fixes related to sales of manufactured home parks by park owners to park residents:
 - Restores a capital gains tax exemption for park owner sales to residents. This exemption was mistakenly deleted in 2014 due to a cross-reference drafting error.
 - Closes a technical loophole to ensure that park owners have certainty about when the opportunity to purchase deadlines have run.
- 2) Assessments and Personal Property Taxes
 - Provides some exemptions for collection of the \$6 dispute resolution special assessment on low-value manufactured homes exempt from collection of personal property taxes.
 - Stabilizes funding for the dispute resolution program by increasing the special assessment for park residents from \$6 to \$10 and the registration fee for park owners from \$25 to \$50 for parks with more than 20 spaces.
 - Addresses abandoned manufactured homes and unpaid back taxes, providing a way to keep these homes as a source of affordable housing while working with county tax collectors.
- 3) Amends the manufactured home park habitability standards:
 - If natural gas or propane supply is provided by the rental agreement, appropriate maintenance of that supply and connection to the space;
 - Maintenance of the space underneath a manufactured home so as to support the dwelling in manner suitable for occupancy, not including normal land settling.
- 4) Protects against conflict of interest regarding in-park sales and rentals of homes:
 - Sidebars regarding how a landlord may sell a home on consignment for a tenant.
 - Provisions ensuring fairness for both sides in navigating sales and rentals of tenants' homes.

Support HB 3016A for Manufactured Home Community Residents and Landlords