

SB 939 STAFF MEASURE SUMMARY

Senate Committee On Housing

Prepared By: C. Ross, LPRO Analyst

Meeting Dates: 3/18, 3/25, 4/1

WHAT THE MEASURE DOES:

Requires sellers of manufactured dwellings on rented spaces to disclose specified information about the condition of the dwelling to potential buyers, with some exceptions. Prescribes form and content.

ISSUES DISCUSSED:

- Whether provisions could be improved with vetting by Manufactured Housing Landlord/Tenant Coalition
- Stakeholder comfort with Coalition process
- Typical transactions; often in cash; seller and buyer often dealing directly with each other, unknown to landlord and without agents; whether level of complexity appropriate to typical transaction

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

Sellers of residential real property are generally required to disclose certain information about the condition of the property to potential buyers upon receipt of a written offer. Senate Bill 939 similarly establishes disclosure requirements that sellers of manufactured dwellings on rented land must provide to potential buyers.