

HB 3219 -3 STAFF MEASURE SUMMARY

House Special Committee On Wildfire Recovery

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Meeting Dates: 3/15, 3/29

WHAT THE MEASURE DOES:

Requires local governments to approve the redevelopment of a manufactured dwelling park that was either destroyed by the 2020 wildfires or that is located in a rezoned area due to 2020 wildfire impacts. Authorizes local governments to rezone areas for manufactured dwelling park development where destruction of manufactured dwellings from the 2020 wildfires have contributed to housing scarcity. Allows local governments to require an applicant to prove that the destroyed park was assessed as a building or structure for the property tax year beginning July 1, 2019. Prohibits local governments from requiring an applicant to prove the destroyed park was lawful at the time of interruption, destruction, or application, or from requiring a public hearing or notice. Specifies these park reconstruction applications do not expire. Allows the Director of the Department of Consumer and Business Services to exempt these manufactured dwelling parks from certain building codes to allow for rapid redevelopment, provided the exemption will not jeopardize occupant health or safety. Exempts landlords of these manufactured dwelling parks from registration fee requirements, and from being subject to civil penalties related to that registration or continuing education requirements. Sunsets January 2, 2026. Declares emergency, effective on passage.

REVENUE: May have revenue impact, but no statement yet issued.

FISCAL: May have fiscal impact, but no statement yet issued.

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

-3 Expands required development application approvals to manufactured dwelling parks destroyed by a natural disaster on or after September 1, 2020, rather than limiting that disaster to wildfires that occurred during 2020. Limits local government zoning changes to an area within an urban growth boundary near the destroyed park. Requires a local government to ensure development complies with local floodplain and other natural hazard land use regulations. Eliminates prohibition to local governments to require a public hearing or public notice for application reviews. Expands definition of manufactured dwelling park to include prefabricated structures that are relocatable and more than eight and one-half feet wide. Removes provisions related to landlord not being required to pay a registration fee or be subject to civil penalties against landlords. Stipulates that for a manufactured dwelling that is destroyed by a natural disaster, the tenancy is immediately terminated and parties are not further obligated under the rental agreement except for certain provisions related to deposit, prepaid rent, cleanup, and notification of the opportunity to search for valuables. Stipulates that for a manufactured dwelling that is not destroyed but the dwelling or park is significantly damaged, the tenant may, within 30 days after the date the dwelling is accessible after the disaster, provide written notice to the landlord that the tenant is terminating the tenancy and abandoning the manufactured dwelling, or the tenant shall continue to pay prorated rent from the date the dwelling becomes accessible. States the tenant does not owe rent while the dwelling is inaccessible due to the natural disaster or destruction of the dwelling. Allows a landlord to require a tenant to obtain and maintain renter's liability insurance under certain specified circumstances, and allows a landlord to require an applicant to provide documentation of renter's liability insurance coverage before tenancy begins, name the landlord as an interested party on the policy for certain notifications, and to provide documentation on a periodic basis. Prohibits a landlord from requiring that a tenant obtain renter's liability insurance from a

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particular insurer, requiring a tenant name the landlord as additional insured or having any special status on the policy other than notification, requiring a tenant waive the insurer's subrogation rights; or making a claim against the tenant's insurance except for certain circumstances.

REVENUE: May have revenue impact, but no statement yet issued.

FISCAL: May have fiscal impact, but no statement yet issued.

BACKGROUND:

House Bill 3219 would, until January 2, 2026: require local governments to approve the redevelopment of manufactured dwelling parks destroyed or impacted by the 2020 wildfires, authorize local governments to rezone areas for manufactured dwelling park development where manufactured dwelling destruction has contributed to housing scarcity, specify local government authorities relating to redevelopment applications, allow the Department of Consumer and Business Services to exempt these manufactured dwelling parks from certain building codes, and exempt landlords from registration fee requirements and related civil penalties.