

MANUFACTURED HOUSING DISPUTE RESOLUTION PROGRAM

The Manufactured Housing Dispute Resolution Program (MHDRP) educates the public about and works to ensure compliance with, the Manufactured/Mobile Home Landlord-Tenant Act, RCW 59.20. The MHDRP facilitates communication between manufactured home owners and their landlords in order to resolve disputes and avoid evictions.

The MHDRP has authority to take complaints, perform dispute resolution activities, conduct investigations, engage in negotiations, make determinations, and issue fines and other penalties regarding violations of the Manufactured/Mobile Home Landlord-Tenant Act.

We do not represent landlords or tenants, but advance the public interest by assisting parties to resolve disputes in compliance with RCW 59.20.

Landlords and tenants of manufactured/mobile home communities have rights and responsibilities under the Manufactured/Mobile Home Landlord-Tenant Act, RCW 59.20. **We have included several of these laws below:**

Tenants Have *Rights* Under RCW 59.20, including the right to:

- A written one-year lease agreement, unless a shorter lease term is desired
- Written notice of a rental increase, three months prior to the expiration of the lease agreement
- Sell their mobile home, including the right to advertise with a commercially reasonable “for sale” sign
- A receipt for rent paid to the park
- Fair and non-discriminatory enforcement of the mobile home park rules by the landlord
- Freedom of choice in purchasing goods and services
- Meet and distribute information regarding the park and mobile home living and affairs

Tenants Have *Duties* Under RCW 59.20, including the duty to:

- Pay the rental amount at such times and in such amounts as provided for in the rental agreement, or as otherwise provided by law
- Follow all municipal, county, and state codes, statutes, ordinances, and regulations
- Keep the rented mobile home lot as clean and sanitary as the conditions of the premises permit, including the proper disposal of all garbage and rubbish
- Not permit a nuisance or common waste
- Not engage in drug-related activities
- Notify the landlord in writing of the date of intended sale of the mobile home at least 15 days in advance.

For a full list of rights and responsibilities of both manufactured/mobile homeowners and landlords, please see RCW 59.20

cont. →



RENT INCREASES

Landlords are not required to justify the amount of rent charged. However, landlords can only increase the rent at the expiration of the lease term and must notify tenants of the increase, in writing, three months prior to the expiration of the term. The notice must be delivered by one of the following methods: 1) hand delivery; or 2) by affixing a copy of the notice in a conspicuous place on the mobile home and sending a copy by regular mail to the tenants last know address.

UTILITIES

A landlord must maintain and protect all utilities provided to the mobile home in good working condition. If the landlord charges to any tenant a utility fee, they are prohibited from charging in excess of actual utility costs. Additionally, the landlord is prohibited from intentionally causing termination or interruption of any tenant's utility services.

PARK RULES

A landlord can only enforce park rules against tenants if the rule meets five criteria: (1) the purpose is to promote the convenience, health, safety, or welfare of the residents; (2) the rule is reasonably related to the purpose for which it was adopted; (3) the rule applies to all tenants in a fair manner; (4) the rule is not designed to evade an obligation of the landlord; and (5) the rule is not retaliatory or discriminatory in nature.

EVICCTIONS

The law provides landlords the option to evict tenants for certain statutory reasons. For more information regarding a landlord's right to initiate eviction proceedings, see RCW 59.20.080. The MHDRP has limited authority to intervene with eviction proceedings. If you are unsure if the MHDRP can provide assistance, please contact us.



For additional information, including general questions, to file a request for dispute resolution form, or to request a full version of RCW 59.20, you may contact the Manufactured Housing Dispute Resolution Program at:

Statewide toll-free: 1-866-924-6458

King County: 206-464-6049

Web: www.atg.wa.gov/MHDR.aspx

E-mail: MHDR@atg.wa.gov

Fax: 206-587-5636

Write:

Manufactured Housing Dispute Resolution Program
Attorney General's Office
800 5th Avenue, Suite 2000
Seattle, WA 98104

For more information, visit our web site at www.atg.wa.gov/MHDR.aspx or call 1-866-924-6458