**Manufactured Housing**

**Communities of Washington**

**OPPOSE**

1. **HB 1100:** **Forced Right of First Refusal**
* It unfairly discriminates against just one type of real estate and housing without any data to support this. If enacted, it would likely constitute an unconstitutional taking.
* There is no clear definition of what constitutes a “bona fide offer.” This could open the door to fraud and abuse.
* This bill would harm residents by creating “false alarms”; a sale does not necessarily mean a community is closing. By far, most sales occur with the new owners intending to continue as an MHC. Any legislation must be limited to when a community owner voluntarily lists their community with a broker.
* Our Supreme Court has previously stated that a MH community closure “does not breach any of [the residents] legal rights or entitlements.”

**Sponsors:** *Representatives* *Duerr, Kloba*

**STATUS HB:** House Housing, Human Services & Veterans Committee

1. **HB 1083: Removing Relocation Assistance for Tenants’ Homes**
* **Voids Negotiated Agreement –** Led by lawmakers in 2019, stakeholders negotiated this split in relocation assistance to ensure that the tenant is not left with a debt for the home, this bill voids all agreements.
* **Leaves Tenant with Debt for Removal/Disposal** – The home is owned by the tenant and by law they are responsible for all costs in removal/disposal of the home and the previous agreement provided funds to cover tenant’s responsibility.

**Sponsors:** *Representatives Gregerson, Peterson*

**STATUS HB:** House Housing, Human Services & Veterans Committee

1. **SB 5079: 3-Year Park Closure Notice**
* Most parks that are closing are being redeveloped into sites that serve many more housing units to support our communities. The legislature should encourage redevelopment of aging low-density housing to house more WA families.
* If enacted as written, it would likely constitute an Unconstitutional taking – likely why the legislative has stopped this effort for many years. It unfairly discriminates against just one type of real estate and housing.
* It stifles the addition of new housing to our region – when the legislature has already authorized the Department of Commerce to look at expanding opportunities.
* A commercial purchaser is not going to wait 3 years. If enacted, this bill could effectively impair the appraisal value of all MHC real property instantly.

**Sponsors:** *Senators: Das, Kuderer*

**STATUS SB:** Senate Housing & Local Government Committee