



MANUFACTURED/ MOBILE HOME

WHAT RIGHTS AND RESPONSIBILITIES DO HOMEOWNERS HAVE UNDER THE MANUFACTURED/MOBILE HOME LANDLORD TENANT ACT (MHLTA)?

Owners of manufactured and mobile homes have the right to:

- Privacy
- Receive a written lease agreement for a one-year term
- Fair and equal enforcement of park rules and regulations
- Receive notice three months in advance of a rent increase
- Receive notice one year in advance of a park closure
- Sell their home within the community
- Choose which cable or utility services they purchase
- Attend meetings of organizations that represent the interests of tenants
- Request the landlord comply with any provision of the law

Owners of manufactured and mobile homes have the responsibility to:

- Pay rent on time and in full
- Abide by park rules and regulations
- Keep their lot clean and sanitary
- Properly dispose of garbage
- Refrain from damaging facilities and prevent family and guests from also doing so
- Not engage in drug-related activity

Homeowners can only be evicted for violations of the MHLTA.

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

For additional questions you may contact the Manufactured Housing Dispute Resolution Program

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

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

Fax: 206-587-5636

FOR FURTHER INFORMATION

The Attorney General's Office provides information and informal mediation to consumers and businesses. If you have a question or want assistance resolving a problem, please contact one of the Consumer Resource Centers listed below.

The Attorney General is prohibited from acting as a private attorney on a complaint. If your complaint demands immediate legal action, you should consider private legal action. Some claims can be heard for nominal fee in Small Claims Court (no attorney necessary). Please contact your local Small Claims Court to determine if your claim meets the current maximum value threshold. If your complaint involves more than the maximum for Small Claims Court, you should seek a private attorney. You might also consider arbitration.

CONSUMER RESOURCE CENTERS OFFICE OF THE ATTORNEY GENERAL

Web site.....<http://www.atg.wa.gov/consumer>

Statewide.....(800) 551-4636
(800) 833-6384 WA Relay Service

Bellingham.....(360) 738-6185
Seattle.....(206) 464-6684
Spokane.....(509) 456-3123
Tacoma.....(253) 593-2904
Vancouver.....(360) 759-2150
Lemon Law.....(800) 541-8898
(206) 587-4240 **Seattle**

Consumerline has taped information on a number of consumer related issues. In Washington call (800) 692-5082.

The Attorney General's Office has a policy of providing equal access to its services. If you need to receive the information in this brochure in an alternate format, please call (800) 551-4636. The hearing impaired may call 1-800-833-6384 Statewide.



Provided courtesy of
Rob McKenna,
Attorney General of the
State of Washington



DISPUTE RESOLUTION

MISSION

The mission of the Manufactured Housing Dispute Resolution Program is to educate the public about, bring compliance with and provide enforcement of the Manufactured/Mobile Home Landlord Tenant Act. We facilitate communication between manufactured home owners and their landlords in order to resolve disputes and avoid evictions.

WHAT IS THE MANUFACTURED HOUSING DISPUTE RESOLUTION PROGRAM?

Owners of manufactured and mobile homes who rent a space for their home have important rights and responsibilities under the state Manufactured/Mobile Home Landlord Tenant Act (MHLTA), RCW 59.20. Landlords, too, have rights and responsibilities under the law.

The Attorney General's Office strives to support better communication and promote mutual understanding between landlords and manufactured home owners. The office provides an equitable and low-cost option for manufactured home owners and landlords to resolve disputes concerning alleged violations of these rights.

Funding for this program comes from fees paid to the Department of Licensing by landlords who register manufactured/mobile home communities. Landlords may charge each homeowner a maximum of \$5 per year for this assessment.

WHO IS ELIGIBLE FOR THE PROGRAM?

Homeowners are covered by the MHLTA and eligible to participate in the dispute resolution program if they own a manufactured home or mobile home and rent a lot for that home in a community. Owners are entitled to protection under the MHLTA provided they are current on their rent.

Landlords are also covered by the MHLTA and eligible to participate in the dispute resolution program. We encourage landlords to use the dispute resolution program as a low-cost alternative to the 15-day notice and eviction process provided by law.

Under the law, a "manufactured/mobile home community" by definition includes rental spaces for two or more homes. If the manufactured home itself is rented, and not owned by the tenant, the Residential Landlord-Tenant Act, RCW 59.18, applies instead and the dispute resolution program may not be used. A court ruling prohibits the Attorney General's Office from acting as a private attorney in such cases.



HOW CAN THIS PROGRAM HELP ME?

Homeowners and landlords may file a request for dispute resolution if they believe that there may be a violation of their rights under the MHLTA. The Attorney General's Office will determine whether further investigation is needed, decide whether a violation has occurred, negotiate with opposing parties and issue fines and other penalties when appropriate.

HOW CAN I REQUEST DISPUTE RESOLUTION?

A request for dispute resolution must be filed in writing with the Attorney General's Office. Request forms can be found online at www.atg.wa.gov/MHDR.aspx or call 866-924-6458 or 206-464-6049 to request a form by mail.

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