

# JUDICIAL IMPACT FISCAL NOTE

<b>Bill Number:</b> 1100 HB	<b>Title:</b> Mobile Home Community Sales	<b>Agency:</b> 055 – Administrative Office of the Courts (AOC)
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## Part I: Estimates

☐ **No Fiscal Impact**

### Estimated Cash Receipts to:

	FY 2021	FY 2022	2021-23	2023-25	2025-27
<b>Total:</b>					

### Estimated Expenditures from:

STATE	FY 2021	FY 2022	2021-23	2023-25	2025-27
FTE – Staff Years					
<b>Account</b>					
General Fund – State (001-1)					
State Subtotal					
<b>COUNTY</b>					
County FTE Staff Years					
<b>Account</b>					
Local - Counties					
Counties Subtotal					
<b>CITY</b>					
City FTE Staff Years					
<b>Account</b>					
Local – Cities					
Cities Subtotal					
Local Subtotal					
<b>Total Estimated Expenditures:</b>					

*The revenue and expenditure estimates on this page represent the most likely fiscal impact. Responsibility for expenditures may be subject to the provisions of RCW 43.135.060.*

Check applicable boxes and follow corresponding instructions:

☐ If fiscal impact is greater than \$50,000 per fiscal year in the current biennium or in subsequent biennia, complete entire fiscal note form parts I-V

☒ If fiscal impact is less than \$50,000 per fiscal year in the current biennium or in subsequent biennia, complete this page only (Part I).

☐ Capital budget impact, complete Part IV.

Legislative Contact:	Phone:	Date:
Agency Preparation: Pam Kelly	Phone: 360-705-5318	Date: 1/19/2021
Agency Approval: Ramsey Radwan	Phone: 360-357-2406	Date:
OFM Review:	Phone:	Date:

## **Part II: Narrative Explanation**

This bill would facilitate the preservation of existing manufactured/mobile home communities by requiring owners of the mobile home parks to notify each tenant, the Department of Commerce, and the Housing Finance Commission within fourteen days after any listing of the sale of land where a mobile home community resides.

### **Part II.A – Brief Description of what the Measure does that has fiscal impact on the Courts**

Section 2(24) – Would define a “resident nonprofit cooperative” to mean a nonprofit cooperative corporation formed by a group of manufactured/mobile home community residents formed for the purpose of acquiring the land in which the mobile home community resides on.

Section 4(1) – Would require the landlord of any mobile home community to give written notice of opportunity to purchase a manufactured mobile home community to each tenant, Department of Commerce and Housing Finance Commission within 14 days after the date on which any mobile home community, or property on which it sits is for sale.

Section 4(2) – Would require this notice of opportunity to purchase required under this section is in addition to the notice of sale required in RCW 59.20.300.

Section 4(4) – Would require the notice of opportunity to purchase include;

- (a) A statement that the landlord intends to sell the community or property in which it sits.
- (b) A statement that (i) qualified tenant organization have forty five days from the date on notice to offer to purchase or lease the park and (ii) if such notice of intent is provided to the landlord the landlord shall not make a final acceptance of an offer to purchase from a person other than a qualified tenant organization for an additional ninety days.
- (c) Disclosure of the advertised or listed price of the property.
- (d) The contact information for the landlord or landlord’s agent who is responsible for communicating to the tenants, tenant organization or eligible organization regarding an opportunity to make an offer for the sale of property.

Section 4(5) – Would waive the notice of opportunity to purchase with respect to a sale of the property if the transaction is:

- (a) Due to foreclosure
- (b) Incidental to financing the park
- (c) Pursuant to eminent domain
- (d) Pursuant to a tax sale
- (e) Between joint tenants or tenants in common
- (f) Among the partners or shareholders who own the mobile home community
- (g) To a member of the owner’s family or trust for sole benefit of members of the owner’s family.

Section 5(1) – Would require that if a notice of opportunity to purchase is responded to by a qualified tenant organization with an intent to purchase the property the landlord shall not make a final unconditional acceptance of an offer to purchase from a person other than a qualified tenant organization for an additional ninety days.

Section 5(2) – Would allow the landlord to accept other offers if the qualified tenant organization does not provide a notice expressing an intent to purchase within the forty five day time limit required in Section 4(1) of this bill.

Section 8(1) – Would allow for a civil penalty of \$10,000 against any landlord that willfully fails to comply with Section 4 and 5 of this bill.

Section 8(2) – Would allow the Attorney General to bring civil action in Superior Court in the name of the state against any landlord that fails to comply under this section.

## **II.B - Cash Receipt Impact**

None

## **II.C – Expenditures**

This bill would result in a possible small increase in Superior Court cases, however the impact on the courts would be minimal.

## **Part III: Expenditure Detail**

### **III.A – Expenditures by Object or Purpose**

	<b>FY 2021</b>	<b>FY 2022</b>	<b>2021-23</b>	<b>2023-25</b>	<b>2025-27</b>
FTE – Staff Years					
A – Salaries & Wages					
B – Employee Benefits					
C – Prof. Service Contracts					
E – Goods and Services					
G – Travel					
J – Capital Outlays					
P – Debt Service					
<b>Total:</b>					

### **III.B – Detail:**

<b>Job Classification</b>	<b>Salary</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>2021-23</b>	<b>2023-25</b>	<b>2025-27</b>
<b>Total FTE's</b>						

## **Part IV: Capital Budget Impact**

None.

## **Part V: New Rule Making Required**

None.