



Existing older mobile homes — Forced relocation — Code waiver. Bulletin # 64

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Division of Building Safety and Inspection for 2006 I Codes

RCW 59.21.105 (1) The legislature finds that existing older mobile homes provide affordable housing to many persons, and that requiring these homes that are legally located in mobile home parks to meet new fire, safety, and construction codes because they are relocating due to the closure or conversion of the mobile home park, compounds the economic burden facing these tenants.

(2) Mobile homes that are relocated due to either the closure or conversion of a mobile home park, may not be required by any city or county to comply with the requirements of any applicable fire, safety, or construction code for the sole reason of its relocation. This section shall only apply if the original occupancy classification of the building is not changed as a result of the move.

(3) This section shall not apply to mobile homes that are substantially remodeled or rehabilitated, nor to any work performed in compliance with installation requirements. For the purpose of determining whether a moved mobile home has been substantially remodeled or rebuilt, any cost relating to preparation for relocation or installation shall not be considered.

Application

Pierce County Code Chapter 17C.90.160, AE 103, C, covers the requirements for obtaining a permit for manufactured homes. For older manufactured homes, generally pre 1976, a safety inspection is required in order to move it into or within the County. The RCW above waves that requirement if the manufactured home is being forced out of a closing mobile home park.

A permit is still required to place it at the new location. The only change for us is not requiring the safety inspection. All County requirements are still in effect. Community, trade, and economic development (CTED) has a list of closing parks. We can call to confirm (360-725-2960) although the tenant should have written eviction notice.

Condition: According to RCW 46.44.170 the exemption only applies if, “an affidavit in the form prescribed by the Washington State Department of Community, Trade, and Economic Development. It is to be signed by the owner at the County Treasurer's office at the time of the application for the moving permit stating that the mobile home is being moved by the owner for his or her continued occupation or use;