

# Multiple Agency Fiscal Note Summary

<b>Bill Number:</b> 2464 HB	<b>Title:</b> New manuf. & mobile homes
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## Estimated Cash Receipts

NONE

Agency Name	2023-25		2025-27		2027-29	
	GF- State	Total	GF- State	Total	GF- State	Total
Local Gov. Courts						
Loc School dist-SPI						
Local Gov. Other	No fiscal impact					
Local Gov. Total						

## Estimated Operating Expenditures

Agency Name	2023-25				2025-27				2027-29			
	FTEs	GF-State	NGF-Outlook	Total	FTEs	GF-State	NGF-Outlook	Total	FTEs	GF-State	NGF-Outlook	Total
Department of Commerce	Fiscal note not available											
Environmental and Land Use Hearings Office	Fiscal note not available											
<b>Total \$</b>	0.0	0	0	0	0.0	0	0	0	0.0	0	0	0

Agency Name	2023-25			2025-27			2027-29		
	FTEs	GF-State	Total	FTEs	GF-State	Total	FTEs	GF-State	Total
Local Gov. Courts									
Loc School dist-SPI									
Local Gov. Other	No fiscal impact								
Local Gov. Total									

## Estimated Capital Budget Expenditures

Agency Name	2023-25			2025-27			2027-29		
	FTEs	Bonds	Total	FTEs	Bonds	Total	FTEs	Bonds	Total
Department of Commerce	Fiscal note not available								
Environmental and Land Use Hearings Office	Fiscal note not available								
<b>Total \$</b>	0.0	0	0	0.0	0	0	0.0	0	0

Agency Name	2023-25			2025-27			2027-29		
	FTEs	GF-State	Total	FTEs	GF-State	Total	FTEs	GF-State	Total
Local Gov. Courts									
Loc School dist-SPI									
Local Gov. Other	No fiscal impact								
Local Gov. Total									

# Estimated Capital Budget Breakout

NONE

<b>Prepared by:</b> Cheri Keller, OFM	<b>Phone:</b> (360) 584-2207	<b>Date Published:</b> Preliminary 1/29/2024
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# LOCAL GOVERNMENT FISCAL NOTE

Department of Commerce

**Bill Number:** 2464 HB

**Title:** New manuf. & mobile homes

## Part I: Jurisdiction-Location, type or status of political subdivision defines range of fiscal impacts.

### Legislation Impacts:

Cities: Allow the siting of a new or used manufactured/mobile home or park model of any size and its appurtenances must be authorized within a manufactured/mobile home community unless the siting is restricted by a state agency, or if such a siting would cause health and safety violations.

Counties: Same as above.

Special Districts:

Specific jurisdictions only:

Variance occurs due to:

## Part II: Estimates

No fiscal impacts.

Expenditures represent one-time costs:

Legislation provides local option:

Key variables cannot be estimated with certainty at this time:

### Estimated revenue impacts to:

None

### Estimated expenditure impacts to:

None

## Part III: Preparation and Approval

Fiscal Note Analyst: Jordan Laramie	Phone: 360-725-5044	Date: 01/29/2024
Leg. Committee Contact: Martha Wehling	Phone: 360-786-7067	Date: 01/24/2024
Agency Approval: Allan Johnson	Phone: 360-725-5033	Date: 01/29/2024
OFM Review: Cheri Keller	Phone: (360) 584-2207	Date: 01/29/2024

## **Part IV: Analysis**

### **A. SUMMARY OF BILL**

*Description of the bill with an emphasis on how it impacts local government.*

This legislation would allow local governments that fully plan under the Growth Management Act to authorize manufactured homes/mobile home communities located outside of urban growth areas, as part of their urban growth area review processes. The act would also require all towns, cities, and counties in the state to act in good faith to approve the addition of manufactured/mobile homes or park models within manufactured/mobile home communities.

Sec. 2 would amend RCW 36.70A.350 such that a fully planning county may establish as part of its processes for its urban growth areas that includes reviewing proposals and authorizes establishment of manufactured home/mobile home communities located outside of the initially designated urban growth area. If a county authorizes a new manufactured home/mobile home community, the county would not be required to offset the population based on the twenty year population projection or be limited in establishing a community every five years.

Sec. 3 would amend RCW 36.70A.110 such each fully planning county may designate urban growth area territories that is located outside of a city, including if such a territory is a manufactured/mobile home community.

Sec. 4 would amend RCW 36.70A.067 which would set the effective date of a newly established manufactured/mobile home community as the later of 60 days after the date of publication of notice of the implementing act, or if a petition for review is filed with the Growth Management Hearings Board, the effective date would be upon the board's final order.

Sec 5 would amend RCW 35A.21.312 and would require code cities to act in good faith to approve the addition of manufactured/mobile homes or park models within manufactured/mobile home communities. Unless their state agency regulations against the siting of a particular size of manufactured/mobile home or park model, any new or used manufactured/mobile home or park model must be allowed within a manufactured/mobile home community. An exemption is allowed in the instance that siting a manufactured/mobile home or park model would create violations of health and safety standards.

Sec. 6 would amend RCW 35.21.684 with the same language as Sec. 5, but for all cities and towns.

Sec. 7 would amend RCW 36.01.225 with the same language as Sec. 5, but for counties.

This act would go into effect 90 days after it is passed by the legislature.

### **B. SUMMARY OF EXPENDITURE IMPACTS**

*Expenditure impacts of the legislation on local governments with the expenditure provisions identified by section number and when appropriate, the detail of expenditures. Delineated between city, county and special district impacts.*

This bill would not create any new requirements for local government, but would only prohibit certain actions that have not yet occurred. There would be no additional expenses and the act would have no impact on local governments.

The act modifies the authority of cities and counties that fully plan under the Growth Management Act so that they can expand urban growth areas to include manufactured homes/mobile home communities as a local option. This legislation would also regulate the ability of all cities, towns, and counties to restrict the size and appurtenances of manufactured homes/mobile home and park models, except as prevented by a state agency's rules relating to siting, and in instances of health and safety violations.

### **C. SUMMARY OF REVENUE IMPACTS**

*Revenue impacts of the legislation on local governments, with the revenue provisions identified by section number, and when appropriate, the detail of revenue sources. Delineated between city, county and special district impacts.*

This act would not impact local government revenue.

SOURCES:

Department of Commerce, Short Course on Local Planning

Local Government Fiscal Note Program, FN S SB 5524

Municipal Research and Services Center, "Manufactured Housing Regulation and Preservation"