

# 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	.2	56,673	56,673	56,673	.0	0	0	0	.0	0	0	0
Environmental and Land Use Hearings Office	.0	0	0	0	.0	0	0	0	.0	0	0	0
<b>Total \$</b>	<b>0.2</b>	<b>56,673</b>	<b>56,673</b>	<b>56,673</b>	<b>0.0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0</b>	<b>0</b>	<b>0</b>	<b>0</b>

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	.0	0	0	.0	0	0	.0	0	0
Environmental and Land Use Hearings Office	.0	0	0	.0	0	0	.0	0	0
<b>Total \$</b>	<b>0.0</b>	<b>0</b>	<b>0</b>	<b>0.0</b>	<b>0</b>	<b>0</b>	<b>0.0</b>	<b>0</b>	<b>0</b>

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

<b>Prepared by:</b> Cheri Keller, OFM	<b>Phone:</b> (360) 584-2207	<b>Date Published:</b> Final 1/31/2024
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# Individual State Agency Fiscal Note

<b>Bill Number:</b> 2464 HB	<b>Title:</b> New manuf. & mobile homes	<b>Agency:</b> 103-Department of Commerce
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## Part I: Estimates

No Fiscal Impact

### Estimated Cash Receipts to:

NONE

### Estimated Operating Expenditures from:

	FY 2024	FY 2025	2023-25	2025-27	2027-29
FTE Staff Years	0.0	0.4	0.2	0.0	0.0
<b>Account</b>					
General Fund-State 001-1	0	56,673	56,673	0	0
<b>Total \$</b>	0	56,673	56,673	0	0

### Estimated Capital Budget Impact:

NONE

*The cash receipts and expenditure estimates on this page represent the most likely fiscal impact. Factors impacting the precision of these estimates, and alternate ranges (if appropriate), are explained in Part II.*

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.
- Requires new rule making, complete Part V.

Legislative Contact: Martha Wehling	Phone: 360-786-7067	Date: 01/24/2024
Agency Preparation: Buck Lucas	Phone: 360-725-3180	Date: 01/29/2024
Agency Approval: Pouth Ing	Phone: 360-725-2715	Date: 01/29/2024
OFM Review: Cheri Keller	Phone: (360) 584-2207	Date: 01/29/2024

## Part II: Narrative Explanation

### II. A - Brief Description Of What The Measure Does That Has Fiscal Impact

*Significant provisions of the bill and any related workload or policy assumptions that have revenue or expenditure impact on the responding agency by section number.*

Sections 2-7 amends several provisions of RCW 36.70A, the Growth Management Act (GMA), modifying the GMA to allow new manufactured/mobile home parks to be established in rural areas as new urban growth areas (UGAs), or may allow existing manufactured/mobile home parks, often designated as limited areas of more intense rural development (LAMIRDs), to become UGAs and be expandable.

### II. B - Cash receipts Impact

*Cash receipts impact of the legislation on the responding agency with the cash receipts provisions identified by section number and when appropriate, the detail of the revenue sources. Description of the factual basis of the assumptions and the method by which the cash receipts impact is derived. Explanation of how workload assumptions translate into estimates. Distinguished between one time and ongoing functions.*

### II. C - Expenditures

*Agency expenditures necessary to implement this legislation (or savings resulting from this legislation), with the provisions of the legislation that result in the expenditures (or savings) identified by section number. Description of the factual basis of the assumptions and the method by which the expenditure impact is derived. Explanation of how workload assumptions translate into cost estimates. Distinguished between one time and ongoing functions.*

#### Agency Assumptions:

The Department of Commerce (department) will engage in technical assistance and rulemaking to implement the new provisions to modify Chapter 365-196 WAC, and update to our local government guidance materials for the Growth Management Act (GMA), to clarify the changes for addressing local planning for urban growth areas (UGAs) and manufactured/mobile home parks outlined in this bill.

0.30 FTE Commerce Specialist 3 (626 hours) in FY25 to support rule development; to revise and develop new guidance and technical assistance amendments.

#### Salaries and Benefits:

FY25: \$34,667

#### Goods and Services:

The department assumes Assistant Attorney General consultation of \$5,250 will be required in FY25 to complete rulemaking, estimated 25 hours at \$210 per hour.

FY25: \$8,126

#### Travel:

Includes outreach to communities across the state to provide technical assistance and outreach for UGA planning for counties and cities impacted statewide. FY25 travel will consist of 10 days of outreach and engagement, with half of them requiring lodging due to outreach and engagement to Eastern Washington, which includes additional travel in support of community consultation.

FY25: \$2,475

#### Intra-agency Reimbursements:

FY25: \$11,405

Note: Standard goods and services costs include supplies and materials, employee development and training ,Attorney

General costs, central services charges and agency administration. Intra-agency-administration costs (e.g. payroll, HR, IT) are funded under a federally approved cost allocation plan.

Total Costs:  
FY25: \$56,673

**Part III: Expenditure Detail**

**III. A - Operating Budget Expenditures**

Account	Account Title	Type	FY 2024	FY 2025	2023-25	2025-27	2027-29
001-1	General Fund	State	0	56,673	56,673	0	0
<b>Total \$</b>			0	56,673	56,673	0	0

**III. B - Expenditures by Object Or Purpose**

	FY 2024	FY 2025	2023-25	2025-27	2027-29
FTE Staff Years		0.4	0.2		
A-Salaries and Wages		25,355	25,355		
B-Employee Benefits		9,312	9,312		
C-Professional Service Contracts					
E-Goods and Other Services		8,126	8,126		
G-Travel		2,475	2,475		
J-Capital Outlays					
M-Inter Agency/Fund Transfers					
N-Grants, Benefits & Client Services					
P-Debt Service					
S-Interagency Reimbursements					
T-Intra-Agency Reimbursements		11,405	11,405		
9-					
<b>Total \$</b>	0	56,673	56,673	0	0

**III. C - Operating FTE Detail:** *List FTEs by classification and corresponding annual compensation. Totals need to agree with total FTEs in Part I and Part IIIA*

Job Classification	Salary	FY 2024	FY 2025	2023-25	2025-27	2027-29
Administrative Services - Indirect	111,168		0.1	0.1		
Commerce Specialist 3	84,518		0.3	0.2		
<b>Total FTEs</b>			0.4	0.2		0.0

**III. D - Expenditures By Program (optional)**

NONE

**Part IV: Capital Budget Impact**

**IV. A - Capital Budget Expenditures**

NONE

**IV. B - Expenditures by Object Or Purpose**

NONE

**IV. C - Capital Budget Breakout**

*Acquisition and construction costs not reflected elsewhere on the fiscal note and description of potential financing methods.*

NONE

**IV. D - Capital FTE Detail:** *FTEs listed by classification and corresponding annual compensation. Totals agree with total FTEs in Part IVB.*

NONE

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

*Provisions of the bill that require the agency to adopt new administrative rules or repeal/revise existing rules.*

Amend sections of Chapter 365-196 WAC, including adding new section(s), if needed, to address the proposed changes to local government guidance.

# Individual State Agency Fiscal Note

<b>Bill Number:</b> 2464 HB	<b>Title:</b> New manuf. & mobile homes	<b>Agency:</b> 468-Environmental and Land Use Hearings Office
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## Part I: Estimates

**No Fiscal Impact**

**Estimated Cash Receipts to:**

NONE

**Estimated Operating Expenditures from:**

NONE

**Estimated Capital Budget Impact:**

NONE

*The cash receipts and expenditure estimates on this page represent the most likely fiscal impact. Factors impacting the precision of these estimates, and alternate ranges (if appropriate), are explained in Part II.*

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.
- Requires new rule making, complete Part V.

Legislative Contact: Martha Wehling	Phone: 360-786-7067	Date: 01/24/2024
Agency Preparation: Dominga Soliz	Phone: 3606649173	Date: 01/30/2024
Agency Approval: Dominga Soliz	Phone: 3606649173	Date: 01/30/2024
OFM Review: Lisa Borkowski	Phone: (360) 742-2239	Date: 01/30/2024

## Part II: Narrative Explanation

### II. A - Brief Description Of What The Measure Does That Has Fiscal Impact

*Significant provisions of the bill and any related workload or policy assumptions that have revenue or expenditure impact on the responding agency by section number.*

Sec. 1: Provides for a pilot program authorizing counties to elect to site new manufactures housing/mobile home communities.

Sec. 2: Provides these new communities may be outside of urban growth areas and defines what is required to site such new facilities.

Secs 3 and 4: RCW 36.70A.110 and 36.70A.067 are amended to include manufactured/mobile home communities.

Secs 5, 6, and 7: Require cities, towns, and counties to act in good faith to approve the addition to manufactured homes of various styles within communities.

The Environmental and Land Use Hearings Office (ELUHO) does not anticipate new or increased petitions to the Growth Management Hearings Board (GMHB) as a result of this legislation.

### II. B - Cash receipts Impact

*Cash receipts impact of the legislation on the responding agency with the cash receipts provisions identified by section number and when appropriate, the detail of the revenue sources. Description of the factual basis of the assumptions and the method by which the cash receipts impact is derived. Explanation of how workload assumptions translate into estimates. Distinguished between one time and ongoing functions.*

None

### II. C - Expenditures

*Agency expenditures necessary to implement this legislation (or savings resulting from this legislation), with the provisions of the legislation that result in the expenditures (or savings) identified by section number. Description of the factual basis of the assumptions and the method by which the expenditure impact is derived. Explanation of how workload assumptions translate into cost estimates. Distinguished between one time and ongoing functions.*

None

## Part III: Expenditure Detail

### III. A - Operating Budget Expenditures

NONE

### III. B - Expenditures by Object Or Purpose

NONE

**III. C - Operating FTE Detail:** *FTEs listed by classification and corresponding annual compensation. Totals agree with total FTEs in Part I and Part IIIA.*

NONE

### III. D - Expenditures By Program (optional)

NONE

## Part IV: Capital Budget Impact

### IV. A - Capital Budget Expenditures

NONE



**IV. B - Expenditures by Object Or Purpose**

NONE

**IV. C - Capital Budget Breakout**

*Acquisition and construction costs not reflected elsewhere on the fiscal note and description of potential financing methods.*

NONE

**IV. D - Capital FTE Detail:** *FTEs listed by classification and corresponding annual compensation. Totals agree with total FTEs in Part IVB.*

NONE

None

**Part V: New Rule Making Required**

*Provisions of the bill that require the agency to adopt new administrative rules or repeal/revise existing rules.*

# 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"