

HB 3493 -1 STAFF MEASURE SUMMARY

House Committee On Rules

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Meeting Dates: 3/10, 4/16

WHAT THE MEASURE DOES:

The measure prohibits a landlord from closing a manufactured dwelling park to canvassing or solicitation by public officials, candidates for public office, or their proxies. It also requires landlords of manufactured dwelling parks and marinas to allow tenants to prohibit solicitation or to post “no soliciting” signs. The measure takes effect on the 91st day following adjournment sine die.

ISSUES DISCUSSED:

- Ability of tenant to post a sign to prohibit canvassing
- Addressing concerns of tenants of manufactured dwelling parks
- Progressive organizations supporting the measure

EFFECT OF AMENDMENT:

-1 The amendment revises the provision that landlords of manufactured dwelling parks and marinas may not infringe on the rights of tenants to invite specified representatives to appear and speak in the common or recreational areas of the facility by adding representatives of political campaigns, including any community organization, not just a tenant organization, and clarifying that those invited may speak on any matter, including matters relating to the facility. It adds representatives of political campaigns and officers or representatives of any community organization, including a tenant organization, to those who may canvas in manufactured dwelling parks and marinas. It also changes the no soliciting provision to allow a tenant to prohibit canvassing at their own residence and to post signs to that effect.

BACKGROUND:

Current law restricts any provision in any bylaw, rental agreement, regulation, or rule that infringes upon the right of a person who rents a space for a manufactured dwelling or floating home to invite public officers, candidates for public office, or a tenant organization to appear and speak in an open public meeting held at reasonable times and manner in the facility’s common areas or recreational areas. Landlords are also required to allow tenants to display political signs on or in the dwelling owned or rented by the tenant with reasonable size and time limits

Any tenant prevented from exercising these rights may bring an action in the appropriate county court in which the alleged violation occurred, and the court shall enjoin the enforcement of any provision contained in any bylaw, rental agreement, regulation, or rule for a facility that operates to deprive the tenant of these rights.