



## I live in a manufactured/mobile home park. Can the park owner/landlord change the park rules?

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- ❖ Read this only if you live in the state of Washington.
  - ❖ You can find all the fact sheets we link to here at [WashingtonLawHelp.org](http://WashingtonLawHelp.org).
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### Should I read this?

Yes, you should read this if you own the manufactured or mobile home you live in, but you rent the lot it sits on in a manufactured/mobile home park.

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- ❖ A **manufactured/mobile home park** has lots for **two or more** park models or manufactured/mobile homes. A **park model** is a recreational vehicle you use as your home. It is permanently attached to the lot. A **recreational vehicle** is a travel trailer, motor home, truck camper, or camping trailer primarily designed and used to live in temporarily.
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### What will I learn?

When the park owner/landlord can change the rules

- How much advance notice the landlord must give you that the rules are changing
- Whether you can get more time to start following the rules
- When a rule might be unfair and unenforceable

## The park rules were part of the lease I signed. Can the landlord change them?

Park rules are part of your written rental agreement as a tenant in a manufactured/mobile home park. [RCW 59.20.060](#). Normally, the park rules renew automatically with your written rental agreement.

If you and the landlord sign a new lease with different terms, the landlord can change the park rules then.

Also, if your rental agreement says the landlord can change the rules more often than once a year, then they may be able to do so in the middle of a rental term. [RCW 59.20.045](#).

## Should we get a heads-up that the park rules are changing?

**Yes.** Generally, the landlord must give you **30 days' written notice** before changing a rule. RCW 59.20.045(6).

After the 30 days, you also get a 3-month "grace period" to start following (comply with) the new rule. During the grace period, breaking the new rule can only get you a warning, not a Termination Notice.

## A 3-month grace period is not very long. Can I have more time?

**Yes. Sometimes the landlord must give you more time to comply.** For changes in rules about pets, having children living with tenants, or recreational facilities, the landlord must give you a 6-month period to comply or vacate before giving you a Termination Notice based on the new rule.

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❖ If you believe any park rules applying to tenants with children discriminates against children, call the **Washington State Human Rights Commission – Fair Housing Unit** ([www.hum.wa.gov/fair-housing](http://www.hum.wa.gov/fair-housing).) 1-800-233-3247.

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## The landlord sent us the rules he wants to change. I don't think these new rules are fair.

A landlord can enforce a park rule against you **only** if the rule:

- Is to promote tenants' health, safety, or well-being, protect the property from harm or damage, or make sure all tenants get to use the services and facilities
- Is a reasonable way to achieve its purpose
- Does not let the landlord get around the law or rental agreement
- Applies fairly to all tenants
- Does not discriminate or retaliate (take revenge against) against tenants

## Get Legal Help

- Facing Eviction? Call 1-855-657-8387.
- Apply online with [CLEAR\\*Online](https://nwjustice.org/apply-online) - [nwjustice.org/apply-online](https://nwjustice.org/apply-online)
- Facing Foreclosure? Call 1-800-606-4819.
- Facing a legal issue in King County (other than Eviction or Foreclosure)? Call 2-1-1 (or toll-free 1-877-211-9274) weekdays 8:00 am - 6:00 pm. They will refer you to a legal aid provider.
- Facing a legal issue outside of King County (other than Eviction or Foreclosure)? Call the CLEAR Hotline at 1-888-201-1014 weekdays between 9:15 am - 12:15 pm or apply online at [nwjustice.org/apply-online](https://nwjustice.org/apply-online).
- Seniors (age 60 and over) with a legal issue outside of King County can also call CLEAR\*Sr at 1-888-387-7111.
- Deaf, hard of hearing or speech impaired callers can call any of these numbers using the relay service of your choice.

CLEAR and 2-1-1 will provide interpreters.

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