



Happy New Year AMHO members and friends,

As some of you may know, the 2026 legislative session has begun and we're here to keep you updated with the latest news and ways to get involved.

To set the stage, [here](#) is a quick news story to remind you of exactly what AMHO helped accomplish last year (rent stabilization for manufactured home owners capped at five percent annually) and what we are still up against.

The Manufactured Housing Communities of Washington, the industry association, is suing the state over the rent stabilization bill (HB 1217) that AMHO helped push over the finish line last year, claiming “significant cost increases and lost revenue” because they can’t raise rents on their tenants more than 5% annually. We knew that the landlord lobby would fight back in the face of such a landmark piece of legislation protecting tenants, and that means we can’t remain idle in the face of their rollback attempts.

With that said, the Housing and Homelessness Advocacy Day in Olympia on January 26 was a big success and we were happy AMHO members were there to represent the organization face-to-face with decision makers at the Capitol and ensure our voices were heard.

Here are the bills AMHO is monitoring this session.

[HB 1204 – Shared housing](#)

This is a big one for AMHO this year. The bill would allow a manufactured/mobile home tenant who is age 55 or older to have at least one roommate, as long as the roommate's residence in the community does not violate any applicable age restrictions. The bill is currently in the House Rules committee, and we'll alert you when action is needed.

HB 1768 – Limits on park ownership

This bill would prohibit an investment entity from owning more than five manufactured housing communities, or 200 manufactured housing lots. There has been no movement on this bill yet this session; again, we'll let you know when to get in touch with legislators.

HB 2265 – Air conditioner installation

This bill allows tenants to install air conditioning units in their homes – some landlords have prevented home owners from doing so in the past, even when they own the home. This bill was heard in the House on 1/19, and its companion bill SB 6200 was heard on 1/23. AMHO urges you to contact members of the Senate Housing Committee before Friday 1/30, when this bill will be heard in Executive Session. The Senate Housing Committee members are Jessica Bateman, Emily Alvarado, Keith Goehner, Chris Gildon, Tina Orwall, Jesse Salomon, and Yasmin Trudeau; the format for legislators' emails is (first name) dot (last name) @leg.wa.gov. For example: emily.alvarado@leg.wa.gov.

As you can see, between the landlords suing over our rent stabilization bill and these commonsense home owner-oriented measures still before the State Legislature, **the fight for housing equality is far from over**. It's up to us and our allies to make sure we and our families are taken care of. More to come!

AMHO
Association of Manufactured Home Owners