

You Are Not Alone!

The Association of Manufactured Home Owners (AMHO)

A member-based organization dedicated to protecting the interests of homeowners living in manufactured home communities across Washington State.

Our Mission:

"To promote, represent, preserve, and enhance the rights of manufactured homeowners in Washington."

What We Do Together:

Advocacy:

We work with homeowners, legislators, local councils to remove unfair practices We fight for laws like **HB 1217 (Rent Stabilization)** That protect your financial security

Education:

We help you understand the MHLTA so you can stand your ground with confidence.

Preservation:

We fight to keep our communities affordable and secure. We advocate for protections against predatory tactics by park owners and explore resident-ownership opportunities whenever possible.



STAY CONNECTED

General Inquiries Email: AMHO@wamho.org
Web: www.wamho.org

Find Your Regional Director: AMHO is a unified statewide organization with representatives serving all regions of Washington. To find the representative for your area, please visit our website.



Follow us on Facebook for news, legislative updates, and community alerts or to chat with owners like you.

<https://www.facebook.com/groups/wamho/>



Know Your Rights



Connecting and Protecting Manufactured Home Owners Across Washington



Association Of Manufactured Home Owners

The Law is on Your Side

What is the MHLTA?

The Manufactured/Mobile Home Landlord-Tenant Act (RCW 59.20) Washington State law that protect you. Because you own your home but rent the land, you have unique legal protections that standard apartment renters do not.

Your Fundamental Rights:

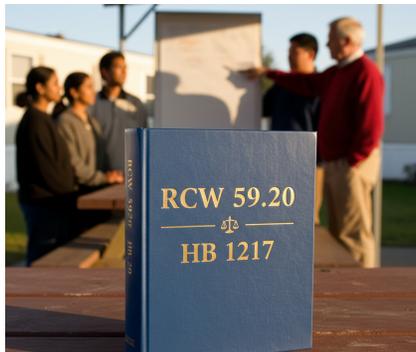
A Secure Lease: You must be offered a written rental agreement for a term of at least one year.

Rent Protection: Under [HB 1217](#), rent increases are capped at 5% per year and require a 90-day written notice.

Fair Rules: Park rules must be reasonable and applied fairly to everyone. Any changes to rules require a 30-day written notice.

Protection from Eviction: You cannot be evicted without a specific legal reason, such as non-payment of rent or a substantial rule violation.

The Golden Rule: If you face a problem, communicate in writing. A phone call is not legal proof. Always send letters via certified mail or get a signed receipt, and keep a copy for your records.



Holding Landlords Accountable

Where To Turn for Help

The Dispute Resolution Program: If you believe your landlord has violated the **MHLTA**, you don't have to go to court alone. The Washington State Attorney General's Office operates the Manufactured Housing Dispute Resolution Program or (**MHDRP**) to help resolve conflicts fairly.

How They Protect You:

Negotiation: The AG's office can mediate between you and the landlord.

Enforcement: They have the authority to investigate violations of the MHLTA and issue formal notices or fines to park owners.

Accountability: Use this program for issues like illegal rent hikes, unfair rule changes, or failure to maintain common areas.

Contact the MHDRP:

Phone: 1-866-924-6458

Web: www.atg.wa.gov/MHDRP

Legal Assistance:

For low-income residents facing eviction or serious legal threats, the Northwest Justice Project is a resource for representation.

Web: www.washingtonlawhelp.org

ACT FAST: Legal deadlines in Washington are strict. If you receive a "Notice to Comply" or an eviction notice, contact AMHO or the MHDRP immediately. Documentation is your best defense.

Protect Your Home & Your Rights

Know the MHLTA (RCW 59.20)

This law provides unique protections. **Read it, know it, and use it.** Highlights include

Auto-Lease Renewal: Your lease renews every year automatically (RCW 59.20.090).

No New Lease Required: You are not obligated to sign a different lease **EVER**.

Non-Renewal: Landlords cannot refuse to renew without a legal cause (like non-payment).

Unilateral Changes: No lease terms can change without mutual written agreement.

Privacy: No entry to your home is permitted without prior written consent (except emergencies).

Lot Entry: Management must make a reasonable effort to notify you before entering your lot for maintenance.

Rent Increases: 90-day written notices are required.

No Verbal Notices: Phone calls, texts, or verbal warnings are not legal notices.

Document Everything, Keep a "Park File" of all notices and receipts. Take photos of your home/lot regularly. Paper trails win disputes.

JOIN THE MOVEMENT! AMHO is member-funded and volunteer-led. Your \$15 annual membership keeps us fighting in Olympia and supports homeowners statewide. To join today visit www.wamho.org