

Fifty-fifth  
Legislative Assembly  
of North Dakota

**SENATE BILL NO. 2026**

Introduced by

Legislative Council

(Budget Committee on Government Services)

(Senator Nething)

(Representative Stenehjem)

- 1 A BILL for an Act to create and enact a new section to chapter 54-21.3 of the North Dakota  
2 Century Code, relating to zoning regulation of manufactured homes.

3 **BE IT ENACTED BY THE LEGISLATIVE ASSEMBLY OF NORTH DAKOTA:**

4 **SECTION 1.** A new section to chapter 54-21.3 of the North Dakota Century Code is  
5 created and enacted as follows:

6 **Manufactured homes - Location.** The governing body of a county, township, or city  
7 may not adopt or enforce any zoning ordinance or regulation that prohibits the use of land for a  
8 proposed residential structure for the sole reason that the proposed structure is a manufactured  
9 home if the manufactured home bears an appropriate seal that indicates the home was  
10 constructed in accordance with the standards of the state building code for manufactured  
11 homes under subsection 2 of section 54-21.3-03. The governing body may require that a  
12 manufactured home be located and installed according to the same standards for foundation  
13 system, permanent utility connections, setback, and minimum square footage which would  
14 apply to a site-built, single-family dwelling on the same lot. The governing body also may  
15 require the manufactured home to have a specified minimum interior area, a specified minimum  
16 exterior width, a pitched roof with nonreflective material, exterior walls comparable to residential  
17 site-built, single-family construction, and a removable towing apparatus. The governing body  
18 may not require additional standards unless the standards are applied uniformly to all  
19 single-family dwellings in the zoning district.