

Introduced by

Human Services Committee

(At the request of the State Department of Health)

1 A BILL for an Act to create and enact sections 23-10-06.1 and 23-10-06.2 of the North Dakota  
2 Century Code, relating to mobile home park, recreational vehicle park, and campground license  
3 renewals and transfers; to amend and reenact sections 23-10-01, 23-10-02, 23-10-02.1,  
4 23-10-03, 23-10-04, 23-10-06, 23-10-07, 23-10-07.1, 23-10-09, 23-10-10, 23-10-10.1, 23-10-11,  
5 and 23-10-12 of the North Dakota Century Code, relating to mobile home parks, recreational  
6 vehicle parks, and campgrounds; and to provide a penalty.

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

8 **SECTION 1. AMENDMENT.** Section 23-10-01 of the North Dakota Century Code is  
9 amended and reenacted as follows:

10 **23-10-01. Definitions.**

11 In this chapter, unless the context or subject matter otherwise requires:

- 12 1. "Campground" means any parcel of land containing three or more lots intended for  
13 occupancy by ~~travel trailers~~ recreational vehicles or tents.
- 14 2. "Department" means the state department of health.
- 15 3. "Lot" means any piece of land of required size intended for occupancy by a mobile  
16 home, ~~travel trailer~~ recreational vehicle, or tent.
- 17 4. "Mobile home" means any relocatable manufactured, modular, or prefabricated  
18 structure or unit ~~which that~~ is designed to be used as residential living quarters. The  
19 term does not include a recreational vehicle.
- 20 5. "Mobile home park" means any parcel of land containing three or more lots intended  
21 for occupancy by mobile homes.
- 22 6. "Person" means any individual, firm, trust, partnership, public or private association,  
23 corporation, or limited liability company.

- 1       7. ~~"Trailer park" means any parcel of land containing three or more lots intended for~~  
2       ~~occupancy by travel trailers.~~
- 3       8. ~~"Travel trailer"~~Recreational vehicle means ~~any portable unit~~ a vehicular-type unit  
4       primarily designed to be used as a temporary dwelling living quarters for travel or  
5       recreational purposes, camping, or travel use, which either has its own mode of power  
6       or is mounted on or towed by another vehicle. The term ~~travel trailer~~ includes the  
7       following:  
8       a. An independent ~~travel trailer~~recreational vehicle, which is a ~~travel trailer~~  
9       containing toilet and lavatory facilities.  
10      b. A dependent ~~travel trailer~~recreational vehicle, which is a ~~travel trailer~~  
11      ~~containing~~contains either toilet or lavatory facilities or having neither facility.
- 12      8. "Recreational vehicle park" means a parcel or tract of land under the control of a  
13      person, organization, or government entity where three or more lots are offered for use  
14      by members of the public or an organization for rent or lease, including park-owned  
15      recreational vehicles held out for rent or lease. A recreational vehicle park is primarily  
16      designed to accommodate recreational vehicles.

17       **SECTION 2. AMENDMENT.** Section 23-10-02 of the North Dakota Century Code is  
18 amended and reenacted as follows:

19       **23-10-02. Department to make regulations - Compliance.**

20       The department shall have general supervision over the health, safety, sanitary condition,  
21 and legal compliance as outlined in this chapter of all mobile home parks, ~~trailer~~recreational  
22 vehicle parks, and campgrounds in this state and may promulgate and enforce appropriate  
23 rules and regulations in accordance with chapter 28-32. All mobile home parks,  
24 ~~trailer~~recreational vehicle parks, and campgrounds constructed after July 1, 1977, must be  
25 constructed in accordance with the requirements of this chapter and the rules and regulations  
26 promulgated at the time of construction. All mobile home parks, ~~trailer~~recreational vehicle parks,  
27 and campgrounds constructed before July 1, 1977, shall meet the requirements of this chapter  
28 by July 1, 1985. All mobile home parks, ~~trailer~~recreational vehicle parks, and campgrounds shall  
29 meet rules and regulations duly promulgated after construction of the park or campground  
30 within eight years after the effective date of the rule or regulation.

1       **SECTION 3. AMENDMENT.** Section 23-10-02.1 of the North Dakota Century Code is  
2 amended and reenacted as follows:

3       **23-10-02.1. Department authorized to accept local enforcement and inspection.**

4       The department shall accept state, federal, city, or county enforcement of local sanitation,  
5 safety, zoning, and inspection requirements in lieu of the enforcement of sanitation, safety, and  
6 inspection requirements of the department under this chapter if the department determines that  
7 the state, federal, city, or county requirements meet or exceed the requirements of this chapter  
8 and any rules and regulations promulgated under this chapter. ~~Prior to~~Before accepting state,  
9 federal, city, or county enforcement of local requirements, the department shall determine that  
10 the state, federal, city, or county requirements meet or exceed the requirements of this chapter  
11 and any rules and regulations promulgated under this chapter.

12       **SECTION 4. AMENDMENT.** Section 23-10-03 of the North Dakota Century Code is  
13 amended and reenacted as follows:

14       **23-10-03. License required - Application.**

15       A person may not establish, maintain, change use, mix use, or enlarge a mobile home park,  
16 ~~trailer~~recreational vehicle park, or campground in this state without first obtaining a license from  
17 the department. The application for the license must be made in writing to the department and  
18 must state the location and type of the mobile home park, ~~trailer~~recreational vehicle park, or  
19 campground, the proposed water supply, the proposed method of sewerage and garbage  
20 disposal, and such other information as may be required by the department. Application forms  
21 must be prepared by the department and distributed upon request. The department shall waive  
22 the license fee for any mobile home park, ~~trailer~~recreational vehicle park, or campground owned  
23 by the state, a municipality, or a nonprofit organization. The department shall waive all or a  
24 portion of the license fee for any mobile home park, ~~trailer~~recreational vehicle park, or  
25 campground that is subject to local sanitation, safety, and inspection requirements accepted by  
26 the department under section 23-10-02.1. A prorated annual license fee may be charged for  
27 new mobile home parks, ~~trailer~~recreational vehicle parks, and campgrounds. The  
28 ~~department~~health council may adopt rules establishing the amount and the procedures for the  
29 collection of annual license fees. The fees must be based on the cost of reviewing construction  
30 plans, conducting routine and complaint inspections, reinspection, and necessary enforcement  
31 action. License fees collected pursuant to this section must be deposited in the department's

1 operating fund in the state treasury and any expenditure from the fund is subject to  
2 appropriation by the legislative assembly.

3 **SECTION 5. AMENDMENT.** Section 23-10-04 of the North Dakota Century Code is  
4 amended and reenacted as follows:

5 **23-10-04. Inspection.**

6 The department shall inspect the premises as soon as practical after receiving an  
7 application for a mobile home park, ~~trailer~~recreational vehicle park, or campground license. If  
8 the department is satisfied from the application and inspection that the mobile home park,  
9 ~~trailer~~recreational vehicle park, or campground will not be a source of danger to the health and  
10 safety of the occupants or the general public, ~~it~~the department shall notify the applicant of its  
11 approval of the application and of the amount of the license fee. The department ~~shall~~must have  
12 access to and may inspect mobile home parks, ~~trailer~~recreational vehicle parks, and  
13 campgrounds at reasonable times. The department ~~shall~~may inspect each mobile home park,  
14 ~~trailer~~recreational vehicle park, and campground ~~at least once every two years in response to a~~  
15 complaint, violation of state law, or on a routine schedule determined by the department.

16 **SECTION 6. AMENDMENT.** Section 23-10-06 of the North Dakota Century Code is  
17 amended and reenacted as follows:

18 **23-10-06. License issuance - ~~Transferability~~Fee.**

19 An applicant seeking licensure shall apply to the department on forms prescribed by the  
20 department. The applicant shall enclose with the application an application fee as determined  
21 by rule. The department shall issue a license to ~~the~~an applicant ~~upon approving the application~~  
22 ~~and receiving the license fee. The license must be upon a form prescribed by the department,~~  
23 ~~must be for a term of one year from January first to December thirty-first, and must be~~  
24 ~~renewable upon the same basis as that upon which it was originally issued. A penalty of~~  
25 ~~twenty-five percent of the license fee must be imposed if the license is not renewed on or before~~  
26 ~~January thirty-first following the expiration date. The license must be transferred without charge~~  
27 ~~if the proposed new owner applies in writing for a transfer of the license and certifies that the~~  
28 ~~mobile home park, trailer park, or campground will be operated in accordance with this~~  
29 ~~chapter~~who meets all of the requirements of this chapter and any rules adopted by the health  
30 council.

1       **SECTION 7.** Section 23-10-06.1 of the North Dakota Century Code is created and enacted  
2 as follows:

3       **23-10-06.1. License renewal.**

- 4       1. A license issued under this chapter expires on December thirty-first of each year.
- 5       2. A license may be renewed by December thirty-first by submitting a renewal  
6       application, a renewal fee established rule, provided the licensee is in compliance with  
7       this chapter and any rules established by the health council.
- 8       3. If the renewal application and renewal fee are not received by December thirty-first,  
9       the license expires and the licensee may not operate.
- 10      4. Within sixty days after December thirty-first, an expired license may be renewed by  
11      submitting the renewal application, renewal fee, and a late fee. The late fee is equal to  
12      fifty percent of the license fee.
- 13      5. If the renewal application, renewal fee, and late fee are not received within sixty days  
14      after December thirty-first, the department may not renew the license, and the  
15      applicant shall apply and meet the requirements for licensure to be granted a license.
- 16      6. The department may extend the renewal deadline for applications providing proof of  
17      hardship rendering the applicant unable to meet the deadline.

18      **SECTION 8.** Section 23-10-06.2 of the North Dakota Century Code is created and enacted  
19 as follows:

20      **23-10-06.2. License transferability.**

21      The department shall transfer a license without charge if the proposed new owner applies in  
22      writing for a transfer of the license and certifies that the mobile home park, recreational vehicle  
23      park, or campground will be operated in accordance with this chapter.

24      **SECTION 9. AMENDMENT.** Section 23-10-07 of the North Dakota Century Code is  
25 amended and reenacted as follows:

26      **23-10-07. Sanitation and safety.**

27      Every mobile home park, ~~trailer~~recreational vehicle park, and campground must be  
28 operated with strict regard for the health, safety, and comfort of its occupants. The following  
29 sanitary and safety regulations must be followed:

- 30      1. Location: Every mobile home park must be established and maintained upon dry,  
31      well-drained ground. Any natural sinkholes or collection or pool of water must be

- 1           artificially drained and filled. ~~Trailer~~Recreational vehicle park and campground lots  
2           must be established and maintained upon dry, well-drained spaces.
- 3           2. Drinking water supply: An adequate supply of potable and safe drinking water must be  
4           provided. ~~Water from other than a municipal supply may not be used until inspected,~~  
5           ~~tested, and certified by the department~~The operator of a mobile home park,  
6           recreational vehicle park, or campground shall supply drinking water at the mobile  
7           home park, recreational vehicle park, or campground which is obtained from an  
8           approved source that is a public water system or a nonpublic water system that is  
9           constructed, maintained, and operated according to law.
- 10          3. Towels: The placing of roller cloth towels for public use in any washroom or place  
11          within a mobile home park, ~~trailer~~recreational vehicle park, or campground is  
12          prohibited. Individual cloth towels, cloth towels provided in mechanical dispensers,  
13          individual paper towels, or roller paper towels must be placed for use.
- 14          4. Toilets: Modern sanitary flush toilets must be provided where a sewer connection is  
15          available. If a sewer connection is not available, sanitary flyproof privies must be  
16          maintained. All toilets and privies must be kept in a clean, sanitary condition. Separate  
17          toilets and privies must be provided for each sex. No privy or cesspool may be located  
18          less than one hundred feet [30.48 meters] from any well, kitchen, or sleeping quarters.
- 19          5. Garbage: All garbage and refuse must be stored in ~~metal flyproof~~ durable, cleanable,  
20          insect- and rodent-resistant containers, and the contents removed and disposed of ~~on~~  
21          ~~a regular basis~~at a frequency that will minimize the development of objectionable  
22          odors and other conditions that attract or harbor insects and rodents. All buildings  
23          within the mobile home park, ~~trailer~~recreational vehicle park, or campground must be  
24          screened against flies and kept in a clean and sanitary condition.
- 25          6. Plumbing installations: All plumbing installations in a mobile home park,  
26          ~~trailer~~recreational vehicle park, or campground must be made in accordance with the  
27          state plumbing code and state laws.
- 28          7. Electrical installations: All electrical installations in a mobile home park,  
29          ~~trailer~~recreational vehicle park, or campground must be made in accordance with the  
30          state electrical code.

- 1       8.   Streets and roadways: Each mobile home park, ~~trailer~~recreational vehicle park, and  
2           campground ~~shall~~must have roadways or streets wide enough to facilitate the  
3           movement of traffic within the park or campground.
- 4       9.   Lighting: Each mobile home park ~~must be well-lighted~~, recreational vehicle park, and  
5           campground must have adequate lighting as set forth in rule.
- 6       10.  Fire protection: Each mobile home park ~~shall~~, recreational vehicle park, and  
7           campground must have adequate fire protection in accordance with the state fire code.
- 8       11.  Playgrounds: Each mobile home park containing twenty-five or more lots shall provide  
9           playground space equivalent to one lot for every twenty-five lots in the park.
- 10      12.  Multiple-story parks: A multiple-story mobile home park or trailer park may not be  
11           constructed in this state.

12       **SECTION 10. AMENDMENT.** Section 23-10-07.1 of the North Dakota Century Code is  
13   amended and reenacted as follows:

14       **23-10-07.1. Service fees.**

15       Service fees that reasonably reflect the cost of the service provided in a mobile home park,  
16   ~~trailer~~recreational vehicle park, or campground may be charged. Fees may not be charged  
17   unless a service is actually provided.

18       **SECTION 11. AMENDMENT.** Section 23-10-09 of the North Dakota Century Code is  
19   amended and reenacted as follows:

20       **23-10-09. Occupancy record.**

21       The owner or manager of a mobile home park, ~~trailer~~recreational vehicle park, or  
22   campground shall maintain a current record of the names of the occupants of the park or  
23   campground.

24       **SECTION 12. AMENDMENT.** Section 23-10-10 of the North Dakota Century Code is  
25   amended and reenacted as follows:

26       **23-10-10. Posting rules and regulations.**

27       The owner or manager of a licensed mobile home park, recreational vehicle park, or  
28   campground conspicuously shall post or distribute a digital or hard copy of ~~this chapter and the~~  
29   relevant rules and regulations to each tenant in the park. ~~The owner or manager of a trailer park-~~  
30   ~~or campground shall conspicuously post a copy of this chapter and the relevant rules and~~

1 ~~regulations in the trailer park or campground.~~ Material required to be distributed or posted under  
2 this section must be provided by the department free of charge.

3 **SECTION 13. AMENDMENT.** Section 23-10-10.1 of the North Dakota Century Code is  
4 amended and reenacted as follows:

5 **23-10-10.1. Requirement of emergency response procedures in ~~certain mobile home~~  
6 ~~parks.~~**

7 The owner of a mobile home park ~~that contains at least ten mobile homes, recreational~~  
8 ~~vehicle park, or campground~~ shall establish a procedure for responding to emergencies and  
9 complaints ~~by tenants with respect to the mobile home park.~~ The procedure must include the  
10 ability to reach a person who has the authority to perform, or direct the performance of, duties  
11 imposed on the owner under this chapter. The procedure must be posted conspicuously in the  
12 mobile home park, recreational vehicle park, and campground or a copy must be provided to  
13 the tenants in writing and a copy must be provided to the tenants.

14 **SECTION 14. AMENDMENT.** Section 23-10-11 of the North Dakota Century Code is  
15 amended and reenacted as follows:

16 **23-10-11. Ejection from premises.**

17 The owner or manager of a mobile home park, ~~trailer~~recreational vehicle park, or  
18 campground may eject any person from the premises for nonpayment of charges or fees for  
19 accommodations, for a violation of law, for disorderly conduct, for a violation of any regulation of  
20 the department, or for a violation of any reasonable rule of the mobile home park,  
21 ~~trailer~~recreational vehicle park, or campground which is publicly posted within the park or  
22 campground.

23 **SECTION 15. AMENDMENT.** Section 23-10-12 of the North Dakota Century Code is  
24 amended and reenacted as follows:

25 **23-10-12. Revocation of license - Penalty for operating without license.**

26 The department may ~~revoke any license issued under this chapter~~deny an application or  
27 take disciplinary action, up to and including revocation, against any applicant or licensee upon  
28 the failure of the applicant or licensee to comply with this chapter or with any of the rules  
29 adopted by the health council and regulations promulgated by the department. Before ~~any~~  
30 ~~license may be revoked,~~ the department takes disciplinary action against a license, the  
31 department shall notify the licensee in writing of the reason ~~revocation~~disciplinary action is



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- 1 being considered and shall provide a reasonable amount of time for correction to be made.
- 2 Action taken under the authority granted in this section must comply with chapter 28-32. Any
- 3 person who maintains or operates a mobile home park, ~~trailer~~recreational vehicle park, or
- 4 campground without first obtaining a license, or who operates the same after revocation of the
- 5 license, is guilty of an infraction.