

**Testimony in Support of**  
**ENGROSSED SENATE BILL NO. 2159**  
**House Industry Business & Labor Committee**  
**March 10, 2021**

Chairman Lefor, members of the House Industry Business & Labor Committee, for the record my name is Tom Erie. I am the general manager of Liechty Homes Inc. which is a member of the North Dakota Manufactured Housing Association and has been a member for several years. I am submitting this testimony on my own behalf and in support of Engrossed SB 2159.

Liechty Homes Inc. is a business involved with seven (7) manufactured home communities in North Dakota. I am in favor of SB 2159 because this bill protects the residents in the manufactured home communities particularly from out of state company investments with the buying manufactured home communities and not following the various existing community industry standards that are being and should be provided to the tenants. SB 2159 establishes fair and reasonable requirements that provide protections to the manufactured home community residents that apply to both new ownership situations and existing park communities in North Dakota.

The company that I work for, namely Liechty Homes Inc., has a long standing history of providing affordable housing to the various park communities we serve throughout North Dakota. Over the past couple years I have taken many concerning calls from residents who live in some of the park communities that have recently been bought out. The lives of these residents have been turned upside down with uncertainty and other concerns regarding their continued occupancy in the park community.

This bill, SB 2159, will protect the most vulnerable people, our residents, by establishing certain minimum protections and reasonable expectations for the tenants of the mobile home and manufactured home park communities in North Dakota. SB 2159 will provide reasonable rights and expectations for all the tenants in the manufactured home park communities in North Dakota.

Accordingly, I would urge you to support the passage of SB 2159 and urge that you give SB 2159 a favorable **DO PASS** recommendation. I would be happy to try to answer any questions. Thanks, Tom Erie.