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To: Senator Jerry Klein  
Chairman, North Dakota Senate Committee on Industry, Business and Labor

From: Larry Richards, Attorney at Law

RE: Testimony Regarding Senate Bill 2159—Mobile Home Park Tenant Rights

I have reviewed this proposed bill which I find for the most part a fairly reasonable and well thought out piece of legislation. To be honest, I am in general support of the passage of the same.


The purpose of my testimony concerns the use of the phrase “on the site of the property” as it relates to the imposition of a duty of a mobile home park owner to staff a mobile home park contained in paragraph 1(a)(3). Certainly, I do not oppose the imposition of a duty on a mobile home park owner to place someone in charge of a mobile home park, but the use of this phrase casts in doubt some of the current practices mobile home parks now have.

As an attorney, I have knowledge of owners of mobile home parks who have offices in their homes which may be on property adjacent to the park or in some other location in the community. Likewise, I am aware of a company in Grand Forks which owns two mobile home parks, but maintains an office in only one of the parks to handle the management of both. I would suggest that the use of the phrase “on the site of the property” casts doubt about the legality of these arrangements, which I hope you would agree seem like a reasonable and prudent management structure.

Finally, please note that, while I am an attorney, I present this testimony in my individual capacity. I do not present this testimony on behalf of any individual, corporation or other entity. I have not and will not receive any compensation for the presentation of this testimony.

Thank you for your time and consideration

Sincerely,

  
Larry J. Richards  
Attorney at Law