

**Testimony in Support of
SENATE BILL NO. 2159
Senate Industry Business & Labor Committee
January 20, 2021**

Chairman Klein, members of the Senate Industry Business & Labor Committee, for the record my name is Vince Sanders.

I am and have been involved with mobile home and manufactured home park communities in North Dakota both as a park manager and as a tenant. I am also a member of the North Dakota Manufactured Housing Association and have been active as a member for several years.

I am submitting this testimony on my own behalf and in support of SB 2159. I am in favor of SB 2159 because this bill, along with the amendment that is being offered, provides a fair, reasonable, and balanced approach to protect the residents in the mobile home and manufactured home park communities in North Dakota, both with the existing park communities and any new ownership situations.

I have been a resident of Stardust Terrace since 1988. I also managed the park for two different owners. Both of my past experiences have provided me with a strong working knowledge, experience and understanding of how mobile home and manufactured home park communities operate and the relationships that exist with the tenants.

Since certain mobile home park communities were purchased by an out-of-state entity in June of 2020, I have heard of certain concerns from tenants that are being addressed by SB 2159. I have also heard from other properties that were purchased in the Bismarck area before Stardust was sold, that similar concerns existed and are being addressed by SB 2159.

The provisions of SB 2159 are addressing several issues that needed to be addressed. I think SB 2159 will help establish specific provisions and standards for new ownership situations and also, with the adoption of the proposed amendment,

for existing park communities to follow going forward, if any of the existing park communities are not currently doing so.

SB 2159 provides a reasonable balance with a set of rules and standards for park communities to abide by when they purchase and operate a new or existing mobile home or manufactured home park in North Dakota.

This bill, SB 2159, provides a fair approach to follow for North Dakota residents and the existing park communities that any new park owners in the future will follow and comply with as well.

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

Thanks, Vince Sanders