

Testimony in Support of
ENGROSSED SENATE BILL NO. 2243
House Industry Business & Labor Committee
March 15, 2023

Chairman Louser, members of the House Industry Business & Labor Committee, for the record my name is Kent French. I am the Legislative Committee Chair for the North Dakota Manufactured Housing Association. Unfortunately, I am unable to attend the hearing in person. However, I will present this testimony and information virtually, if possible. Otherwise, I have asked that a representative from Kelsch Ruff Kranda Nagle & Ludwig Law Firm of Mandan, our lobbyists for the North Dakota Manufactured Housing Association, appear and be available to provide my testimony to you today on behalf of the North Dakota Manufactured Housing Association (NDMHA).

NDMHA is in support of Engrossed SB 2243, along with the Proposed Amendments, which legislation is in follow-up to 2159, a Bill passed last session, that established certain mobile home tenant rights that are codified in Section 47-10-28 NDCC. At the end of my written testimony is a brief "Summary of Requirements Established Within Engrossed SB 2243" with the Proposed Amendments as mentioned for your reference.

NDMHA is a state trade association representing all segments of the manufactured housing industry, including: manufactured home builders, suppliers, retailers, community developers, owners and managers, insurers and financial services companies. NDMHA works to promote fair laws and regulations, increase and improve financing options, promote a positive image of manufactured housing, provide technical analysis and counsel, promote industry professionalism and remove zoning barriers to the use of manufactured housing. Through these various programs and activities, NDMHA seeks to promote the use of manufactured housing to consumers, developers, lenders, community operators, insurers, the media and public officials in an effort so more Americans can realize

their dream of affordable home ownership.

NDMHA supports Engrossed SB 2243 with the Proposed Amendments for a number of reasons: This Bill is an effort to clarify and fix problems that have been expressed regarding the new mobile home tenant rights law that was passed in 2021, Section 47-10-28 NDCC. The Bill responds to numerous complaints that I received from residents living in mobile home park communities across the state that were purchased by out-of-state corporations. The complaints came from individual residents that have written or called me to express on-going concerns with communication problems and efforts to circumvent the intent and rights passed for park residents last session.

Initially, this Bill attempts to address the on-going problem and complaint about lack of clarity with the identification of the park community ownership and management, as well as reasonable communication opportunities between the residential tenant of a park community and the park community ownership and management.

I personally have been involved with the development of three park communities in North Dakota and have been in the manufactured housing industry for over 50 years. For many of those years, I chose to live in the communities that I managed and in the housing units that I sold. I cared for and respected the residents and I too lived by the rules and the lot rent that was put in place.

I'm promoting Engrossed SB 2243 with the Proposed Amendments on behalf of the NDMHA to address the on-going concerns and complaints of the mobile home park community residents. I ask for your favorable support of Engrossed SB 2243 with the Proposed Amendments. Accordingly, on behalf of the NDMHA, I would urge the adoption of the proposed amendments and then a **DO PASS** recommendation for **SB 2243 as amended**.

I would be happy to try to answer any questions.