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SB 2243

A few concerns we have in our Park. Resident of Parktown, Mandan ND 58554

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8. A person that owns or purchases an existing mobile home park may purchase utility services, including water and sewer services on behalf of a tenant, and include the amount in the monthly rental obligation or bill the tenant as a separate charge based on **actual usage**. An owner may not charge a tenant more than the actual cost per unit amount paid by the landlord to the utility service provider, except for a reasonable administrative fee that may not exceed three dollars. An owner may not charge or back charge for the utility services of a tenant paying for the services as a portion of the tenant's monthly rental obligation unless the cost of providing the services increases. If the cost of providing utility services increases, an owner of a mobile home park may charge a tenant a reasonable amount to cover the increased cost of providing the service. The owner shall provide the tenant access to the records of meter readings taken at the mobile home lot of the tenant.

My question is if the mobile home park owner can take the whole water/garbage bill from the city and divide it between all homes in the park?

This has been a problem in Mandan for the past 2 years I have lived here. The owners divide the whole bill by 45 or 50 lots and that's our totals for water and garbage. The issue I have with this is that I am 1 person. We have several people that have 1 or two people living in their home and some homes have as many as 11 people in 1 household. So, the ones with only 1 or two people must pay for the rest of the tenant's water. The home with 11 people has kids and run the water all summer long and play in the sprinkler and spray each other with the water hose. The rest of the tenants are helping pay for that

wasted water. This has been a big concern of many of the tenants in Park Town. I think we are call ND communities, parakeet, or another name. But I am sure you all know us as Park Town. South of Stage stop on the right-hand side of the road.

So, I guess my question on the bill is the part where it says that the owner can purchase utility services and include in the lot rent **or** bill as a separate charge based on **ACTUAL usage**. The owner can not charge more then the actual cost per unit amount paid by landlord. **(Is this for each unit or mobile home?)**

On line 7 and 8 it says the property owner shall provide the tenant access to the records of meter readings taken at the mobile home lot of the tenant. **Does this mean Per home?**

Our park does not have a local office, our local office is in Lincoln, ND. We have more then 26 lots in our park. We have a local number to call with issues, but the number is transferred to a out of state company, and they take messages for the manager, and she sometimes gets back to us, but not very often. We do not have an emergency number that I know of for emergencies. We do not even know the name of the company that owns Park Town.