

My name is Connie Samuelson - Minot

I am writing in support of SB2385

As a young couple, my husband and I purchased a mobile home (trailer) which was placed in a "trailer park". We chose this purchase for several reasons. It was our first major investment and a place we could call our own. We loved the idea of a yard for our first family member, our small dog, Ebit. We enjoyed the privacy and learning how to care for a lawn, garden and flowers. We had tried apartment living, but realized (my dad's influence) paying monthly trailer payments plus lot rent at that time, was less expensive than renting an apartment. Therefore, we were able to save money and use the proceeds of the sale towards buying our first home.

Obviously, times have changed. My two young adult children are not allowed this opportunity, for several reasons. First is the drastic and uncontrolled increases in lot rent. Rent no longer includes most utilities, which causes unexpected financial burdens that many young couples cannot afford. Second, too many mobile home parks are met with uncertainties regarding ownership flips. ND property ownership has become a buying war by out of state interests. Although this does not apply only to mobile home lots, they seem to be the most vulnerable. Other problems that this bill will address is, parks being sold to other entities without notice, having on site Managers, providing contact information for tenants for issues they are experiencing such as rent payments, termination of lease, dangerous situations etc.. Often used as an excuse for increasing rent, out of state interests often make commitments for upgrades promising, to keep the parks safe and secure. Often met with no provisions or there is no accountability. The experiences that have been shared with me by friends who have recently experienced living in mobile home lots, is very concerning.

I will close in saying there are several House and Senate Bills relating to the unfair practices of landlords and property managers for rental units. If they are victims of wrongful doings when renting apartments and mobile homes and lots, ND will continue to have serious issues with retaining our young families.

Please support SB2385 and give our young people the opportunity we had when we first started out.

Thank you,  
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