

HOUSE BILL NO. 1229

Introduced by

Representative Maragos

1 A BILL for an Act to create and enact a new section to chapter 23-10 of the North Dakota
2 Century Code, relating to the purchase of a mobile home by a park owner; and to amend and
3 reenact section 23-10-13 of the North Dakota Century Code, relating to the sale of a mobile
4 home park.

5 **BE IT ENACTED BY THE LEGISLATIVE ASSEMBLY OF NORTH DAKOTA:**

6 **SECTION 1. AMENDMENT.** Section 23-10-13 of the North Dakota Century Code is
7 amended and reenacted as follows:

8 **23-10-13. Change in use, sale, or closure of mobile home park.**

9 1. If the owner of a mobile home park applies for the rezoning of a park, the owner
10 shall post a notice of the proposed rezoning in the park at least five days before the
11 public hearing on the rezoning. In addition, the owner of a mobile home park shall
12 notify all tenants in that park in writing of a change in use at least one hundred
13 eighty days before the change in use. A change in use is a change in the park that
14 would alter any portion of the park which is used to lease to mobile home owners
15 so that the portion will no longer be leased to mobile home owners. The owner or
16 manager may not increase rent within ninety days before giving notice of a change
17 in use for the portion of the park to which the change will apply.

18 2. Before the sale of a mobile home park, the owner shall notify all tenants in the park
19 in writing of the pending sale at least three hundred sixty-five days before the sale.
20 The owner shall provide the terms of the sale to any tenant who requests a copy of
21 the terms. A tenant may purchase the mobile home park on the same terms as
22 provided to any other potential buyer within three hundred sixty-five days of
23 receiving notice of the sale.

1 **SECTION 2.** A new section to chapter 23-10 of the North Dakota Century Code is
2 created and enacted as follows:

3 **Purchase of mobile home by park owner.** The owner of a mobile home park may not
4 purchase a mobile home located in that mobile home park from a tenant for less than fair
5 market value if the owner has prohibited a person from buying or leasing the home from that
6 tenant.