

Fifty-ninth
Legislative Assembly
of North Dakota

SENATE BILL NO.

Introduced by

Senator Mathern

1 A BILL for an Act to amend and reenact section 35-20-17 of North Dakota Century Code,
2 relating to a landlord's mobile home lien.

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

4 **SECTION 1. AMENDMENT.** Section 35-20-17 of the North Dakota Century Code is
5 amended and reenacted as follows:

6 **35-20-17. Landlord's mobile home lien.**

- 7 1. A landlord of a mobile home lot has a lien for accrued rents, storage, and removal
8 relating to any mobile home left on the lot after the tenant has vacated the
9 premises after an eviction or the expiration of the lease term. A lien under this
10 section does not have priority over a prior perfected security interest in the
11 property. A holder of a lien under this section may retain possession of the mobile
12 home subject to the lien until the amount due is paid.
- 13 2. For the lien or a subsequent title by the landlord to be valid against a good faith
14 purchaser, the landlord shall maintain possession by securing the mobile home in
15 a reasonable manner that allows access to the interior of the mobile home solely
16 through the landlord and the landlord shall file with the county recorder in the
17 county of the location of the mobile home a notice of lien. The notice must contain
18 the name and last known address of the owner of the mobile home, if known, the
19 name and post office address of the lien claimant, the cost of the rents, storage,
20 and removal, and location of the mobile home.
- 21 3. A lienholder may sell a mobile home thirty days after the lienholder mails notice of
22 the lien to the owner of the mobile home and secured parties of record. After the
23 sale, the lienholder shall forward to the former owner any money resulting from the
24 sale of the mobile home in excess of the amount owed to the lienholder for accrued

- 1 rents, storage, and removal relating to the mobile home. If the location of the
- 2 former mobile home owner is not known, any money from a sale in excess of the
- 3 amount owed is presumed abandoned under chapter 47-30.1.