

HOUSE BILL NO. 305

INTRODUCED BY J. KARLEN, J. REAVIS, L. MUSZKIEWICZ, B. EDWARDS, M. LEE, B. CLOSE, S. FYANT,
J. WEBER, A. GRIFFITH, M. CUNNINGHAM, S. ROSENZWEIG, E. MATTHEWS, B. CARTER, D. HAWK, C.
KEOGH, G. NIKOLAKAKOS, E. STAFMAN, D. JOY

A BILL FOR AN ACT ENTITLED: "AN ACT REVISING THE MONTANA RESIDENTIAL MOBILE HOME LOT
RENTAL ACT; ~~CREATING THE MONTANA MOBILE HOME PARK DISPUTE RESOLUTION PROGRAM;~~
~~PROVIDING THAT THE PROGRAM IS ADMINISTERED BY THE DEPARTMENT OF COMMERCE;~~
~~REQUIRING THE DEPARTMENT TO PRODUCE AND DISTRIBUTE EDUCATIONAL MATERIALS RELATED~~
~~TO LANDLORD AND TENANT RIGHTS AND RESPONSIBILITIES; ALLOWING FOR COMPLAINTS TO BE~~
~~FILED AGAINST LANDLORDS OR TENANTS; PROVIDING FOR REMEDIES AND PENALTIES; REQUIRING~~
~~THE REGISTRATION OF MOBILE HOME PARKS AND THE COLLECTION OF FEES; CREATING A MOBILE~~
~~HOME PARK DISPUTE RESOLUTION ACCOUNT; REQUIRING NOTICE BEFORE THE SALE OF A MOBILE~~
~~HOME PARK WITH AT LEAST 25 UNITS; PROVIDING REQUIREMENTS FOR A NEW OWNER OF A~~
~~MOBILE HOME PARK WITH AT LEAST 25 UNITS - PROVIDING A STATUTORY APPROPRIATION;~~
~~PROVIDING RULEMAKING AUTHORITY; ESTABLISHING REPORTING REQUIREMENTS; AND AMENDING~~
~~SECTIONS 17-7-502 AND 70-33-103, MCA; AND PROVIDING AN APPLICABILITY DATE."~~

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MONTANA:

(Refer to Introduced Bill)

Strike everything after the enacting clause and insert:

NEW SECTION. Section 1. Notification of intent to sell mobile home park -- rent and fee increases on sale. (1) An owner of a mobile home park that contains at least 25 rental units shall give written notice to all tenants by certified mail or personal delivery:

- (a) at least 30 days before the owner lists or markets the mobile home park for sale; or
- (b) when an owner receives an offer to purchase that the owner intends to consider if the owner

has not listed or marketed the mobile home park for sale.

(2) After the sale of a mobile home park, the new owner:

(a) shall extend an optional 1-year lease to all existing tenants;

(b) may not reduce the level of services offered by the previous owner of the mobile home park during the first year of ownership; and

(c) may not increase fees or rents, in aggregate, more than 10% during the first year of ownership.

NEW SECTION. Section 2. Codification instruction. [Section 1] is intended to be codified as an integral part of Title 70, chapter 33, part 3, and the provisions of Title 70, chapter 33, part 3, apply to [section 1].

NEW SECTION. Section 3. Applicability. [This act] applies to mobile home park sales occurring on or after [the effective date of this act].

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