

Introduced: 3/18/77  
Referred: Commerce and  
Judiciary

1 IN THE SENATE

BY FERGUSON BY REQUEST

2 SPONSOR SUBSTITUTE FOR SENATE BILL NO. 248 am

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 TENTH LEGISLATURE - FIRST SESSION

5 A BILL

6 For an Act entitled: "An Act relating to preleasing of mobile home lots."

7 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:

8 \* Section 1. AS 45.30 is amended by adding a new section to read:

9 Sec. 45.30.080. PRELEASING. (a) No mobile home park owner or  
10 operator may prelease more than 80 per cent of the lots in his mobile  
11 home park if the park is located in a municipality determined by the  
12 commissioner of the Department of Commerce and Economic Development  
13 to have a vacancy factor of less than three per cent in the number  
14 of mobile home lots available. The commissioner may call upon any  
15 state agency or municipal government to aid him in determining which  
16 municipalities have a vacancy factor of less than three per cent in  
17 the number of mobile home lots available.

18 (b) Nothing in this section shall be interpreted or construed as  
19 preventing any mobile home dealer or manufacturer from using or re-  
20 serving all or any portion of the empty lots in a mobile home park  
21 owned or financed by the dealer or manufacturer for mobile homes owned,  
22 leased or sold by the dealer or manufacturer, provided the dealer or  
23 manufacturer does not permanently affix the mobile homes to the lots.

24 (c) For the purposes of this section,

25 (1) "lot" means the space provided in a mobile home park for  
26 one mobile home;

27 (2) "prelease" means leasing more than one lot in a mobile  
28 home park to a manufacturer or dealer in mobile homes, except when the  
29 manufacturer or dealer also owns or finances the mobile home park;

1 (3) "permanently affix" means skirting in the mobile home  
2 or hooking up utility service delivery to the mobile home.

3 \* Sec. 2. The provisions of AS 45.30.080 in Sec. 1 of this Act do not  
4 affect contracts for leases for mobile home lots in existence at the time  
5 of the effective date of this Act.  
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