

Offered: 5/9/85
Referred: Finance

Original sponsors: Ringstad, Duncan,
Sund, et al

1 IN THE HOUSE BY THE JUDICIARY COMMITTEE
2 SENATE CS FOR CS FOR HOUSE BILL NO. 155 (Judiciary)
3 IN THE LEGISLATURE OF THE STATE OF ALASKA
4 FOURTEENTH LEGISLATURE - FIRST SESSION
5 A BILL
6 For an Act entitled: "An Act relating to notice requirements on the clo-
7 sure of mobile home parks."
8 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:
9 * Section 1. AS 34.03.225 is amended to read:
10 Sec. 34.03.225. LIMITATIONS ON MOBILE HOME PARK OPERATOR'S
11 RIGHT TO TERMINATE. A mobile home park operator may evict a mobile
12 home or a mobile home park dweller or tenant only for one of the
13 following reasons:
14 (1) the mobile home dweller or tenant has defaulted in the
15 payment of rent owed;
16 (2) the mobile home dweller or tenant has been convicted of
17 violating a federal or state law or local ordinance, and that viola-
18 tion is continuing and is detrimental to the health, safety or welfare
19 of other dwellers or tenants in the mobile home park;
20 (3) the mobile home dweller or tenant has violated a pro-
21 vision, enforceable under AS 34.03.130, of the rental agreement or
22 lease signed by both parties and not prohibited by law including rent
23 and the terms of agreement; and
24 (4) a change in the use of the land comprising the mobile
25 home park, or the portion of it on which the mobile home to be evicted
26 is located; however, all dwellers or tenants so affected by a change
27 in land use shall be given at least 180 days' [90 DAYS] notice, or
28 longer if a longer notice period is provided in a valid lease.
29 * Sec. 2. AS 34.03.225 is amended by adding a new subsection to read:

1 (b) A mobile home park operator may not evict a mobile home or a
2 mobile home park dweller or tenant because of the age of the mobile
3 home. This does not prohibit eviction for violation of a provision
4 enforceable under AS 34.03.130 that requires that a mobile home be in
5 a fit and habitable condition.